

Bay House 65 Bellevue Road, Cowes, Isle of Wight, PO31 7HJ

Guide Price £299,950

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McCarthy & BOOKER

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ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A beautifully presented 3 bedroom semi detached home located close to Cowes town centre with a modern and stylish kitchen/breakfast room, 2 reception rooms, balcony, rear garden. Viewing is highly recommended.

A beautiful presented semi detached home

The accommodation is arranged over two floors offering a stylish kitchen/breakfast room that opens out to the garden, dining room, sitting room, 2 double bedrooms and a single with a small terrace, bathroom, cloakroom, balcony and enclosed rear garden. Viewing is highly recommended.

Approaching The Property

To the front of this home is a paved front garden made private by hedgerow. Gated side access leads to the rear garden. The front door leads into a pretty light and long porch with stained glass features, which has been rebuilt in recent years by the current owner.

Ground Floor

Wooden flooring flows through to all rooms on this level and the bright hallway has stairs leading up to the first floor and a door to the sittting room which is a naturally light room with a bay window to the front and a log burner set in a pretty brick fireplace with a mantle. Further along the lobby is a dining room which is a good size space with brick fireplace, understairs storage cupboard and an archway into the heart of the house! This is the ideal entertaining space. Modern and stylish light grey wall and base units with wooden worksurface over. A central island creates the perfect breakfast bar with the added benefit of extra storage draws and cupboards. The sky light and bi-folding doors to the garden allow an abundance of natural light. Built in appliances include a double oven with extractor over, tumble dryer, washing machine and fridge freezer. A cupboard houses the Worcester combination boiler.

First floor

The landing has a built in linen cupboard and loft access with doors off to the three bedrooms, a separate cloakroom and family bathroom with a white suited comprising of a 'P' shaped bath with shower over, WC and hand basin.

A generous double bedroom with bay window is to the front of the property with a pretty feature fireplace. Another double bedroom, with a window to the rear, looks out to the garden with sea glimpses. The third room is currently used as a study/dressing room but could easily be a single bedroom. Double doors open up to a balcony where sea views across rooftops can be enjoyed.

Rear Garden

Enclosed peaceful rear garden mainly laid to lawn with paved stepping stones leading to the garden storage.

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry, known locally as 'The Floaty', links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

Other information

Tenure: Freehold
Council tax band: B
EPC: D
New roof costing £25,000
Mains water, gas, electricity and sewerage
Double glazed throughout





Viewing

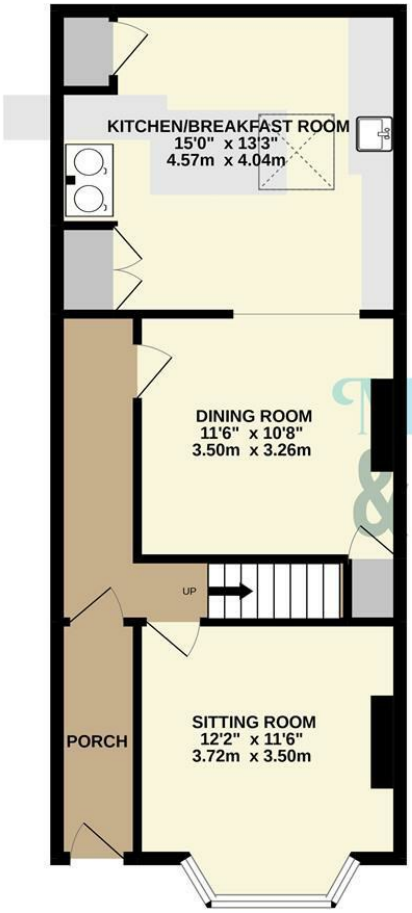
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

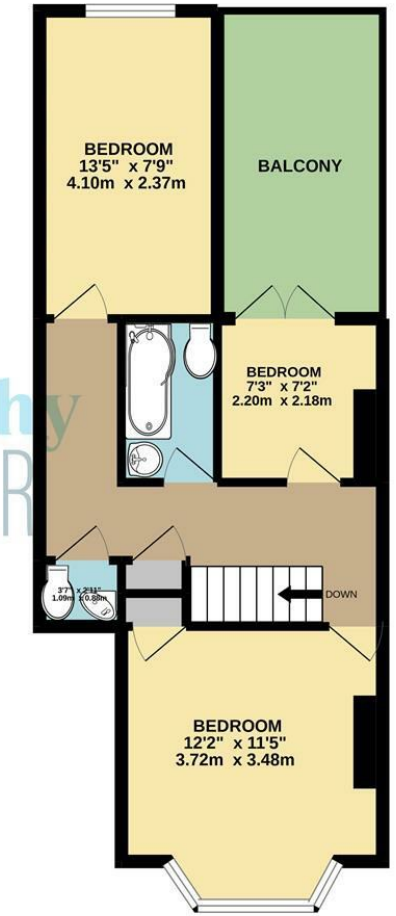
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



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TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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