



McCarthy
& BOOKER

12 Fellows Road, Cowes, Isle of Wight, PO31 7JN



***ANOTHER PROPERTY UNDER OFFER FROM THE TEAM
AT MCCARTHY & BOOKER***

An attractive semi detached home in the heart of Cowes. With accommodation over 3 stories that can provide flexible uses with up to 4 double bedrooms and a large open plan kitchen/dining/sitting room opening on to a huge terrace and garden. Additionally there are two bathrooms and a handy utility space. This chain free home is immaculate and ready to move into.

Positioned in the ever popular Fellows Road is this well presented semi detached house offering generous living accommodation, ideal for families or those seeking flexible space close the town centre and Red Jet ferry terminal to Southampton.

Spread over three well-designed floors, the property offers good sized 4 bedroom accommodation. Viewing is highly recommended to appreciate what this flexible property has to offer. The house is being offered CHAIN FREE.

Ground Floor

On the ground floor are two good sized rooms providing either 2 double bedrooms or alternatively they could be used as reception rooms depending on the owners requirements. The rear room has feature fireplace and built in cupboards to either side. French doors lead to large decked balcony with fabulous views over the town to the sea beyond and the allotments at the rear. From the hallway lead stairs to:



Lower Ground Floor

A bright and contemporary open plan kitchen/dining/living area provides a perfect space for both everyday living and entertaining. French doors lead to a large decked terrace, again enjoying far reaching views over the town to the sea beyond. The kitchen is well fitted with a good range of floor and wall mounted units and appliances.

Utility Room housing combination boiler. There is a bathroom with suite comprising panelled bath, WC and wash hand basin.

First Floor

On the first floor are two further bedrooms, one to the rear having built in wardrobes and enjoying open views over the town and garden and the second bedroom is to the front. There is bathroom with suite comprising panelled bath, WC and wash hand basin.

Exterior

Outside to the rear is a large decked terrace with fantastic views over the town to the sea beyond and allotments at the rear providing a fantastic space for al fresco dining or relaxing in the summer months. Steps down lead to the garden which is laid to lawn. There is a timber shed providing useful storage at the end of the garden. There is additional side access.

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 links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information



Tenure: Freehold
 EPC: C
 Council Tax Band: C
 Gas central heating via combination boiler
 Mains gas, electricity, water and sewerage
 Double glazed

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.

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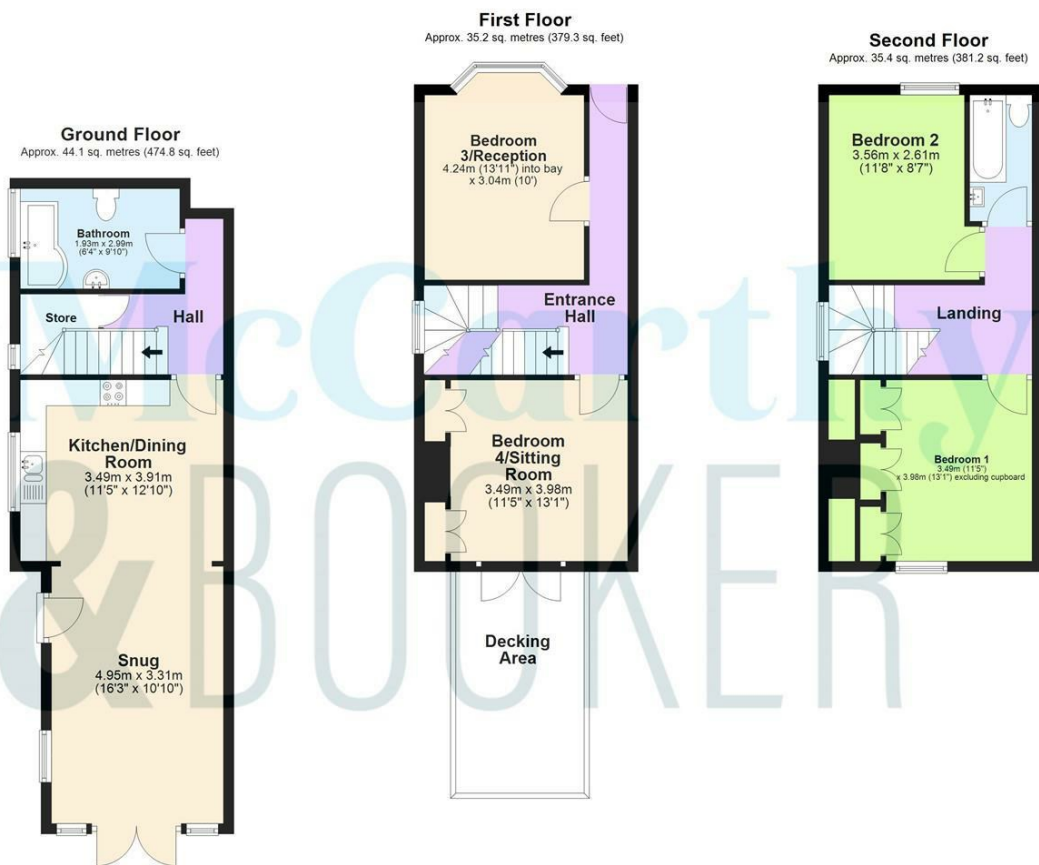
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Total area: approx. 114.8 sq. metres (1235.2 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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