



66 Mill Hill Road, Cowes, Isle of Wight, PO31 7EQ

**Guide Price £495,000**





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

Located 10 minutes walk into Cowes town with excellent travel links, this very well presented three-storey, 4 bedroom character residence has been renovated and refurbished to a good standard. With driveway parking for two vehicles this home is CHAIN FREE.

## A substantial three storey semi-detached home

Located in the heart of a central area, 10 minutes walk into Cowes town with excellent travel links, this very well presented three-storey character residence has been renovated and refurbished to a good standard. This period home with high ceilings and stripped floorboards in two reception rooms, seamlessly blends period charm with modern convenience, as well as a sleek modern kitchen opening to a level garden, cloakroom and four double bedrooms- two with ensembles and an additional family bathroom. With driveway parking for two vehicles this home is CHAIN FREE.

## Interior

A very well presented period home with much character that is neutrally decorated throughout. There are retained period features including high ceilings, bay windows, feature fireplaces and huge windows to allow natural light to flood in.

## Ground Floor:

A modern porchway with smart entrance door makes an excellent place to hang coats and store shoes, with a brick floor. An internal door opens to reveal stripped floorboards that flow along the hallway and into the sitting room which has a large bay window and feature fireplace with stone hearth. There is a useful cloakroom, then stripped original floorboards continue to the good size dining room, which also has an excellent understairs storage cupboard. The extended kitchen/dining/family area is very bright and airy with double patio doors opening onto the outside terrace and garden. This stylish room has tiled flooring, grey units and a lovely turquoise tiled splashbacks. Integrated appliances include a NEFF fridge freezer, dishwasher, microwave and double oven, four zone induction hob all of which are covered by a white stone worksurface. To one side of the room is space and plumbing for a washing machine and tumble dryer.

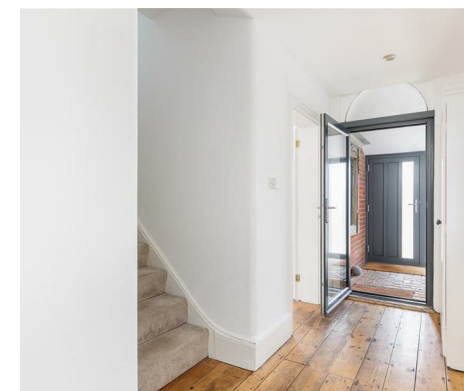
## First Floor:

Two double bedrooms and a family bathroom, with both bath and separate shower cubicle, are found on this level. The generous sized principal bedroom looks out over the fore of the property and has a large bay window with French style doors that open to a balcony with seating for two- giving lovely views down to the sea and Portsmouth.

## Second Floor:

From the landing, two more double bedrooms are generously sized, both bedrooms have ensuite shower rooms.

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#### Exterior

A driveway, with space for two vehicles, leads to a modern entrance porch. There is gated side access to the south east facing low maintenance rear garden with terrace adjacent to the kitchen and a raised deck at the rear of the garden.

#### 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

Council tax band: D

EPC: D

Mains gas, electric, water and sewerage

Wightfibre broadband speed 200

Gas central heating

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.



Total area: approx. 167.8 sq. metres (1805.7 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited [www.silverarchps.co.uk](http://www.silverarchps.co.uk). Plan produced using PlanUp.

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