



24 Cross Street, Cowes, Isle of Wight, PO31 7TD

**Guide Price £275,000**



\*\*\*ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER\*\*\*

## A three storey mid terraced house

Conveniently located a stones throw from the bustling town centre and Redjet for speedy links to the mainland; and enjoys good sized 4 bedroom accommodation. Set over three floors, the property benefits from spacious and well presented accommodation. Viewing is highly recommended. The property is being offered CHAIN FREE.

## Interior

Ground Floor:

A shared passageway with original flagstone path provides access to the front door leading to hallway. The living room has a large window to the front, and is currently used by the present owners as a bedroom. To the rear of the house is a lovely open kitchen/dining room which has natural light flooding through the French doors. The kitchen has a good range of floor and wall mounted units with space for dual fuel cooker (gas is available if preferred) , washing machine and fridge. The French doors open to the good sized rear courtyard garden, paved to provide a low maintenance, ideal for alfresco dining. There is also a conveniently positioned cloakroom on this floor.

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#### First Floor:

Accommodation includes a good sized room to the fore, currently used as a sitting room, but could also be utilised as a large double bedroom, with a further double room to the rear. There is a shower room with suite comprising shower cubicle, WC and wash hand basin and additionally a further separate large walk in shower.

#### Second Floor:

A Velux window provides a light and airy landing with two further double bedrooms and useful separate WC.

#### Exterior

To the rear is paved courtyard provide an ideal space to unwind. There is a side gate from the pathway providing useful access for bikes etc.

#### 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

EPC: C

Tenure: Freehold



Council Tax Band: C  
Gas central heating  
Mains electricity, water, gas and sewerage

### 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.

**McCarthy  
&BOOKER**

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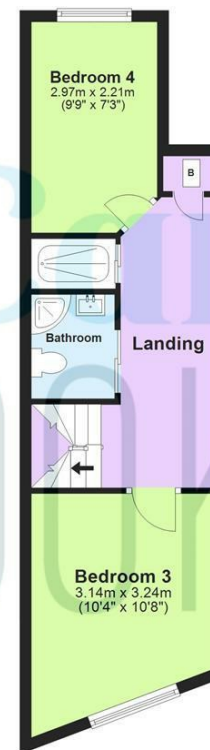


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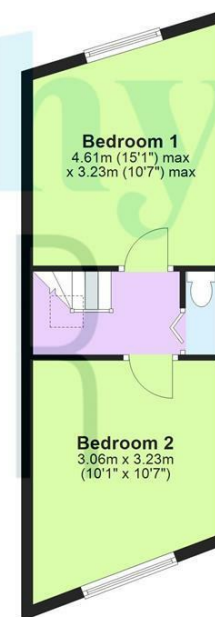
**Ground Floor**  
Approx. 30.0 sq. metres (322.7 sq. feet)



**First Floor**  
Approx. 36.9 sq. metres (397.0 sq. feet)



**Second Floor**  
Approx. 29.4 sq. metres (316.0 sq. feet)



**Total area: approx. 96.2 sq. metres (1035.7 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 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](http://www.silverarchgroup.co.uk)  
Plan produced using PlanUp.

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