

McCarthy  
& BOOKER



18 Lower Church Road, Gurnard, Isle of Wight, PO31 8JG





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

A delightful two bedroom cottage in a desirable area of Gurnard. It has an open plan living/dining room, bathroom and downstairs cloakroom, a garden and has the bonus of being chain free.

Nestled in the sought after coastal village of Gurnard, this delightful end of terrace cottage offers the perfect blend of character and comfort in a charming coastal location. The property is ideally situated for stunning coastal and countryside walks and is a short stroll to the village shop and pub. The property enjoys a good sized rear garden providing a perfect place to unwind. The property is neutrally decorated throughout providing a blank canvas for the new buyer to really make it their own. Viewing is recommended to appreciate what this super cottage has to offer and it is being offered CHAIN FREE.

## Interior

### Ground Floor:

A double glazed door leads to a small porch which opens to a spacious and light living room/dining area with open tread stairs dividing this space. Wooden floorboards and a woodburner provide character.

There is a step to a further area which could be used as a study or alternatively this could be used as a small dining area. The kitchen is well fitted with a good range of wall and floor units. There is a conveniently positioned WC and further 'lean-to' utility area which provides useful storage and space for appliances.





#### First Floor:

On the first floor is a double bedroom with fanatastic open outlook to the front with views over neighbouring countryside to the sea beyond. There are built in wardrobes providing useful storage. On the landing is an airing cupboard housing the Vaillant boiler.

The second bedroom enjoys views over the delightful rear garden and has built in cupboard.

The bathroom has stone tiling to floor and walls and suite comprising panelled bath with shower attachment, WC and wash hand basin. There are stripped wood floors in all rooms.

#### Exterior

The delightful rear gardens are laid mainly to lawn with a variety of trees, shrubs and established borders. There is a greenhouse and shed at the top of the garden.

The garden also benefits from useful pedestrian access to the side. The front garden is laid mainly to gravel so easily maintained.

#### Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

#### Further Information

Tenure: Freehold

Council tax band: B

EPC: D

Gas central heating via Vaillant boiler

Mains gas, electric, water 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.

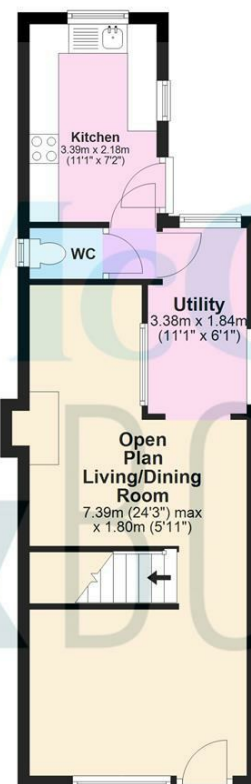
## Disclaimer

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.

### Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



Total area: approx. 73.8 sq. metres (794.7 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  
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