60 Albert Road, Gurnard, Isle of Wight, PO31 8JU

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McCarthy & BOOKER

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Guide Price

Charming cottage in GURNARD VILLAGE with a LARGE GARDEN with POTENTIAL TO EXTEND and a GARAGE with OFF ROAD PARKING.

A charming two double bedroom semi detached

cottage in a quiet road in desirable Gurnard, just a few minutes walk to the sea. With garage and off road parking this property also has the distinction of an original air-raid shelter in the rear garden. Sitting on a good sized plot, the home offers excellent potential to extend in the future - subject to the usual planning permissions. Gurnard is a pretty coastal village which lies to the west of the famous yachting town of Cowes with good mainland connections via a fast speed foot passenger service to Southampton. The village has a great community spirit and amenities include the fantastic green and beach, popular sailing club, a local convenience shop, cafe, two popular public houses, a church, a superb local primary school and High School. There is also a Health and Fitness Club 'Fitness at Gurnard' that offers an indoor pool, cafe, shop, gym and a great variety of organised classes close by, and a fabulous array of countryside and coastal paths are all within easy walking distance.

Approaching the property

This semi-detached home has a handsome red brick facade with an original detached brick built garage to one side and off road parking in front of the garage. A high gate between the garage and the property ensures security to the rear of the house. A low level manicured privet hedge is squared around a shingled area at the front of the building beneath a reception room window and has pavers and shingle leading to the smart black front door.

Ground Floor

High ceilings and large windows are features throughout this cosy and welcoming home. From the rear window in this wide hallway light streams in and gives views to the pretty rear garden. Wooden flooring is throughout the lobby and continues into the dining room, a carpeted staircase with carved spindles and a sturdy handrail leads up to the first floor. A stripped pine door opens into the bright living room with its light stone hearth and surround, encompassing the original ornately tiled fire place with built in low cupboards either side of the chimney breast.

The rear dining room has a woodburner which is recessed within the chimney breast with a delightful rustic red brick surround. Built in seating and cupboards make this room very practical as well as having a comfortable charm. Flowing off from this room is the kitchen which is decorated in subtle green, white and taupe tones including the vinyl flooring, tiles and the 'Shaker' style base and wall units. Below the long work surface is space and plumbing for a dishwasher, washing machine and tumble dryer. At the furthest point of the kitchen is a door leading to the garden and a breakfast bar that overlooks the garden, an ideal place to start the day and enjoy a morning coffee.

First Floor

A bright light hallway with a large window giving more views of the garden below. Two double bedrooms and a wet room are accessed through their respective stripped pine doors. The rear bedroom is bright and beautifully presented with built in wardrobes and, discreetly in a corner, a basin with a storage cupboard beneath and mirrored wall unit, with lighting, above. Access to the boarded loft with power and light can also be found in this room. The bedroom to the fore of the property is similiarly large, also with a built in wardrobe and views out to sea.
A shower wet room is a new addition on this level with textured 'pebble effect' flooring and matching detail on the walls between the large white tiles.

Rear Garden

A large cottage style garden with multi purpose uses. Adjacent to the garage is a garden room which faces out onto this peaceful and calming garden, complete with power and lights, it is a relaxing space which sits on a paved and shingle area with raised beds around containing mature plants and flowers. A path leads from this sunny tranquil area, down to the rear of the garden. Following this walkway, it firstly meets a decked area, perfect for entertaining and socialising, which is next to an original air raid shelter, currently used for storage, and finally flows into the main garden itself. A pretty and well maintained plot with many mature plants and flowers and thriving vegetable beds.

Further Information

EPC: D
Council tax band: C
Gas central heating - Vaillant boiler
Double glazing

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.

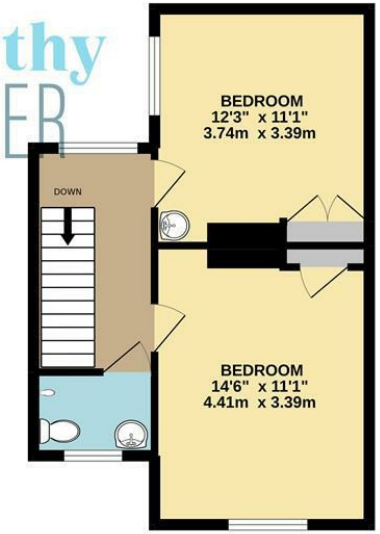
Disclaimer

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
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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