



McCarthy
& BOOKER

200 Baring Road, Cowes, Isle of Wight, PO31 8ER



FABULOUS opportunity to acquire a 3 bedroom DETACHED property in a most SOUGHT AFTER location.

Three bedroom detached home

Situated in a sought-after location, this lovely detached home is smart and comfortable, yet it offers potential for those seeking a property to 'put their own stamp on'. The welcoming entrance hall leads to the sitting room, conservatory, kitchen and bathroom; with the first floor comprising of two bedrooms and w.c. Outside there is a smart garage plus a utility room. There is also a fabulous chalet / summer house, a gazebo and greenhouse. The well stocked rear garden has been lovingly looked after and boasts a lovely selection of plants and shrubbery, as well as a patio area for dining outside. To the front there is parking for multiple vehicles.

Interior

A lovely chalet bungalow located in the super popular location of Baring Road near Gurnard and Cowes. The attractive bungalow, which is set back from the road, has well presented accommodation throughout with a sitting room leading opening through to a conservatory, from where you can enjoy looking out to the lovely garden and also the sunsets to the west in the evenings.

The kitchen is filled with natural light from a window and a door accessing the garden, also with ample room for a breakfast table. It is fitted with a range of wall and base units with 1.5 bowl basin and integrated appliances that include an oven with 5 ring gas hob, under counter fridge and dishwasher. There is space and plumbing for washing machine and a cupboard houses a gas fired Vaillant boiler. A handy separate utility room has yet more cupboards and, very practically, connects to the garage through an internal door. A bathroom with a smart white suite with bath/shower, WC and washbasin has vanity style storage cupboards.

The first floor has 3 bedrooms, two generous doubles with eaves storage - one with a shower cubicle - and a single bedroom. The bedrooms to the fore have far reaching views across the countryside to the Solent. A useful cloakroom also on this level.



Exterior

The front of the property offers ample parking for multiple vehicles. There is side access to the lovely, well maintained gardens which offer a delightful array of greenery. Additionally there is a patio area for dining. There is useful garden / utility room, as well as a garage, summer chalet, gazebo and octagonal greenhouse.

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.

Being also close to the seaside village of Gurnard, with Gurnard Primary School and Cowes Enterprise College within easy waling distance, as is a bus stop to Cowes and Newport. Gurnard Bay and Green is a 10-15 minute walk, where you can find Gurnard Sailing Club and the Woodvale Public House and the coastal path is also nearby.

Further Information

Tenure: Freehold

Council tax band: E

EPC: D

Mains gas, electric, sewerage and water

Double glazed throughout

Loft has ladder and insulation

Gas central heating via Vaillant boiler

Broadband max predicted: Download 1800 mbps 900 mbps



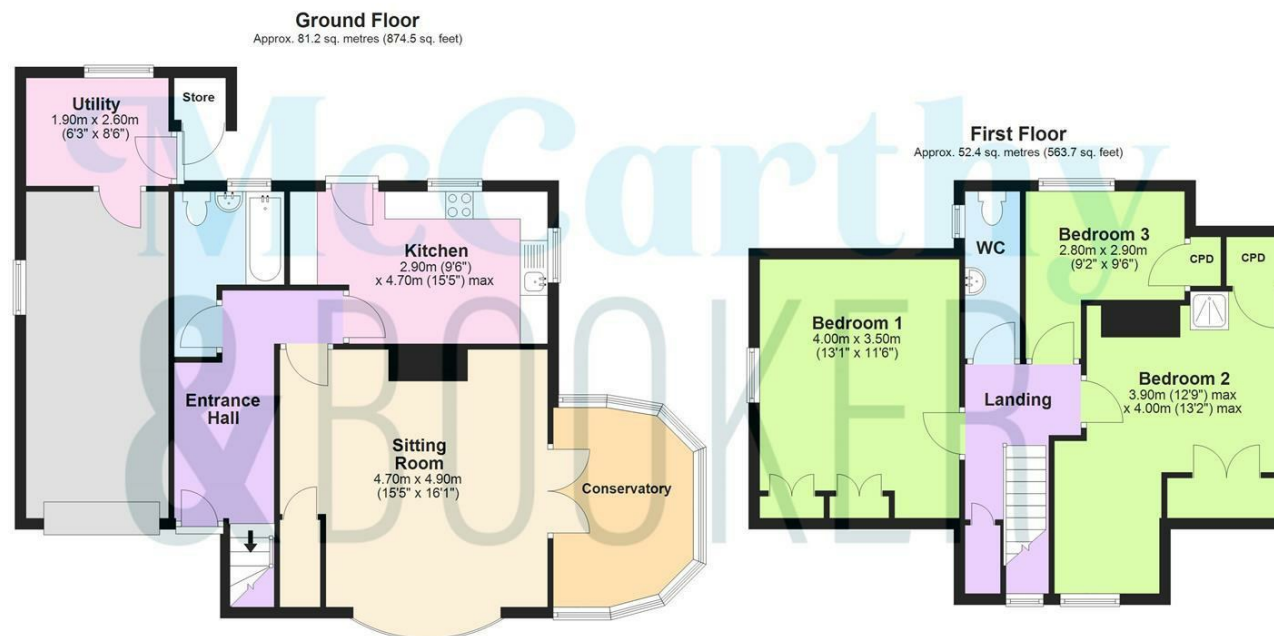
Viewing

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. 133.6 sq. metres (1438.2 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 Plan produced using PlanUp.

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