



40 York Street, Cowes, Isle of Wight, PO31 7BS

Guide Price £325,000



A delightful terraced Victorian property within a short stroll to Cowes High Street. This period home offers three well-proportioned bedrooms, two bath/shower rooms, a separate sitting room and an open plan kitchen/dining room ideal for both entertaining guests and enjoying quiet family evenings. Additionally there is a low maintenance rear garden with a purpose built garden room.

A three bedroom terraced period home

Set over three storeys with a garden that has a purpose built room, two reception rooms, two bath/shower rooms and is beautifully presented.

Located within a short flat walk into town and conveniently positioned to be near both links, car ferry and Red Jet, to Southampton.

Interior

A cosy character home which is well presented and bright throughout. Extended on the ground floor and with upgraded and modern bath/shower rooms.

Ground Floor:

Entering into a useful porchway with coat hanging space and shelving for shoes, the wooden flooring flows out to the cosy sitting room. Within this half panelled room are two built in cupboards, one either side of the chimney breast, with a log burner set within.

The extended kitchen and open plan family room, is bright and has white washed exposed brickwork giving character and charm to this informal area. There is a large light wood penisular which doubles as a breakfast bar and has white base units below and a sink set within the worksurface. The cupboards continue along one wall and include an integrated dishwasher, waste bins, oven and four zone hob, low level freezer and a tall fridge/freezer. The airy family area is a versatile space for eating or relaxing and has access to the rear garden.

First Floor:

This floor has one double bedroom and two bath/shower rooms.

The spacious double bedroom has a feature fireplace and built in low level cupboards with a box bay window that looks out to the fore of the property.

A bright bathroom is decorated in navy and white tones, next to this is an equally modern shower room complete with tiled shower cubicle, airing cupboard and another cupboard which houses the gas boiler.

Second Floor:

The level has two large double bedrooms both with original feature fireplaces.

The front bedroom has river glimpses and access to the loft, with the bedroom overlooking the garden, having exposed feature beams.

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Exterior

The low maintenance area in front of the property has a small useful wooden storage box perched upon shale flooring and steps lead up to an attractive traditional entrance door with 'porthole' window.

The west facing rear garden has purpose built wooden bench seating on the decked patio area, adjacent to the house. Steps lead up to the astroturfed lawned area and a garden room, with bifold doors, beyond. This easily maintained outside space has several raised beds and a useful sink - perfect for watering the garden or showering pets.

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

EPC: D

Council tax band: B

Gas central heating via Vaillant boiler

Broadband max predicted: Download 314 mbps Upload 154 mbps

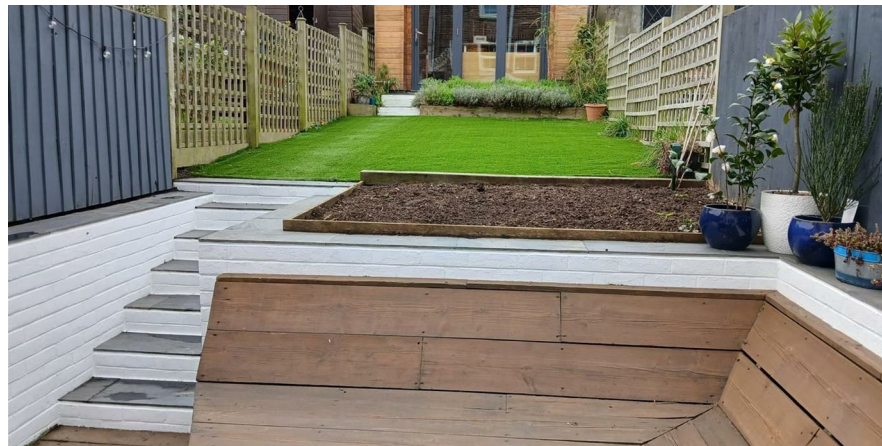
Mains electricity, gas, sewerage and water

Log burner

Double glazed throughout

Loft access via ladder, boarded and Velux window

Underfloor heating in kitchen/family room



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.

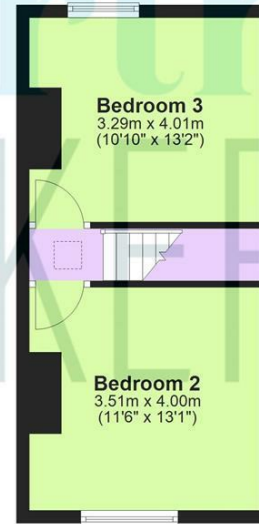
Ground Floor
Approx. 38.2 sq. metres (410.9 sq. feet)



First Floor
Approx. 30.3 sq. metres (326.1 sq. feet)



Second Floor
Approx. 31.0 sq. metres (333.7 sq. feet)



Outbuilding
Approx. 10.7 sq. metres (115.1 sq. feet)



Total area: approx. 110.2 sq. metres (1185.7 sq. feet)
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