



McCarthy  
& BOOKER

88 Park Road, Cowes, Isle of Wight, PO31 7LY

**Guide Price £245,000**





\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

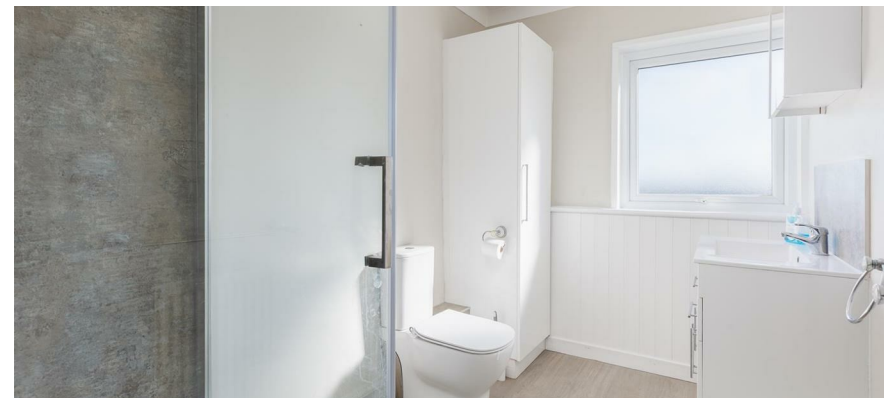
A Victorian terraced house on Park Road, set over three floors with two spacious reception rooms, three bedrooms and a secluded garden. This home is chain-free, making it an ideal choice for a smooth and hassle-free purchase.

### 3 bedroom mid terrace home close to town

This home has good sized rooms- so much bigger on the inside than the frontage belies, offering a cosy sitting room, a dining room and opening to a kitchen. The first floor has two generous double rooms and a smart shower room. There is also a large double room accessed by a winding staircase and with a large window looking over the rooftops of Cowes and East Cowes with sea glimpses. With gas central heating and a low maintenance rear garden with garden store, this home is ready to move into and a short walk to Cowes town and the High Street.

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### Interior

This period cottage is set over three floors:

#### Ground Floor:

The front door opens to a lovely sized sitting room with a brick fireplace and gas fire, that provides a focal point for the room. A multi pane glass door allows the natural light to flood through to the generous dining room, which has stripped floorboards, a large understairs storage cupboard and double glazed 'French doors' to pretty rear garden. An open staircase with spindles leads to the upper floors. Step down into the kitchen which has a good range of 'shaker' cupboards, space and plumbing for dishwasher and washing machine, integrated oven and 4 ring gas hob. A window looks out to the garden.

#### First Floor:

Two bedrooms on this floor - one double and one large single, both with ample room for wardrobes etc and a feature fireplaces in each bedroom. A generous shower room with a large walk in shower cubicle, WC and wash basin. A cupboard houses the combination boiler.

#### Second Floor:

A space that would have been included when the home was built, provides a super generous bedroom with (a steep) staircase, provides the third bedroom, with a Velux window - and a dormer window affording super views over the neighbouring rooftops to Cowes harbour and two deep eaves storage cupboards.

### Exterior

The French doors from the dining room open to the secluded south-east facing garden, designed to be a pretty but low maintenance outside space with sea pebbles and a garden store. Within the garden is a safely covered well which is connected to a pump, with the switch in the kitchen, enabling easy watering within this quiet space.

### Cowes

The home is a few minutes walk downhill to the town of Cowes, 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  
Mains electricity, sewerage, water supply  
Broadband predicted max: Download 1800mpbs Upload 900 mpbs  
Double glazed throughout

### Viewing

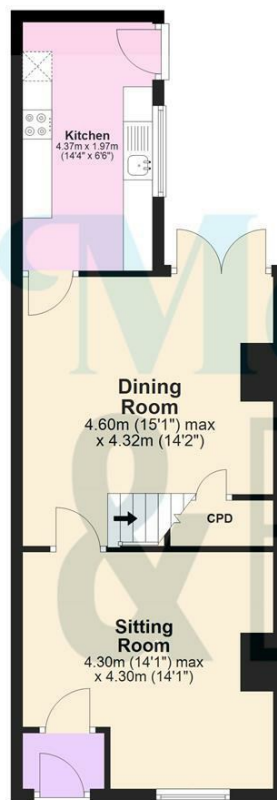
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

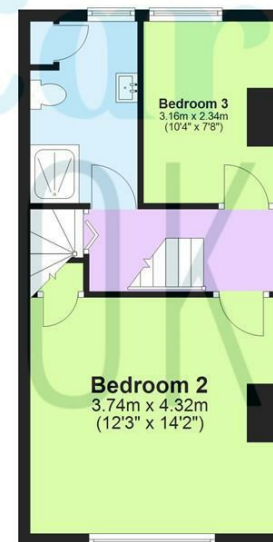
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor 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. 47.0 sq. metres (506.0 sq. feet)



**First Floor**  
Approx. 36.0 sq. metres (387.0 sq. feet)



**Second Floor**  
Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 110.6 sq. metres (1190.0 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

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