



36 Beckford Road, Cowes, Isle of Wight, PO31 7SJ





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

A very well presented four double bedroom period property. This semi-detached home is minutes walk from the High Street and all its amenities. Along with a sitting room, large kitchen/diner and two shower rooms there is an easily maintained south facing garden - all with the bonus of being chain free!

## A very well presented semi detached period home

Located in a very central position within a few minutes walk of Cowes High Street, this four double bedroom house maintains the character of an older property but with the modern conveniences. There are two shower rooms, sitting room with bay window and a large kitchen with room for a dining table. The rear south facing garden is terraced and easily manageable.

## Interior

This surprisingly spacious home is very well presented and all the rooms are of a generous size, decorated in neutral tones and are filled with light. As with properties of this period the ceilings are high making the rooms bright and airy.

## Ground Floor:

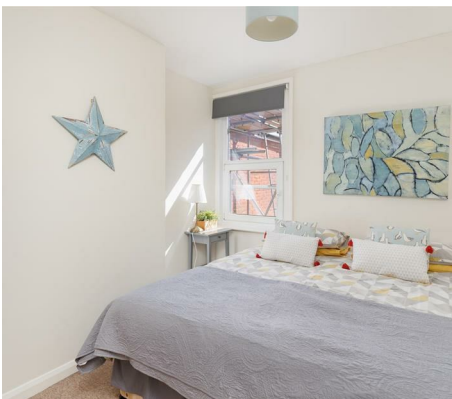
Within the hallway there is a staircase leading up to the upper floor with an understairs storage cupboard. The good sized sitting room, with a large bay window, is to the fore of the property and towards the back is the modern kitchen with plenty of space for a dining table. The cream 'Shaker' style wall and base units contain an integrated dishwasher and space for a free standing oven and washing machine. Following through to the rear of the property is a useful shower room, wc and basin as well as a very bright and sunny double bedroom which looks into the garden. Access to the garden is through the back door found in the kitchen.

## First Floor:

Off the bright hallway are three double bedrooms and a shower room with access to the loft from the landing.

All of the double bedrooms are well proportioned and the shower room has a walk in shower cubicle, basin and wc.

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**Guide Price**



### Exterior

The front of the property is low maintenance with a small frontage and a passageway along the side of the house leading to both the entrance door and rear garden.

The south facing rear garden has several well thoughtout terraces with a shingle 'flowerbed' at the furthest point, then two levels with faux grass where al-fresco dining and relaxation is possible. With fencing either side and a high hedge at the back this is a lovely low maintenance quiet area.

### 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: C

Mains electricity, gas, water and sewerage

Broadband predicted max: Download 1800 mbps Upload 900 mbps

Double glazed throughout

Gas central heating

Loft is partially boarded





## 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.

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**Ground Floor**  
Approx. 43.5 sq. metres (468.5 sq. feet)



**First Floor**  
Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.6 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](http://www.silverarchgroup.co.uk). Plan produced using PlanUp.

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