



Rita, 39 Moorgreen Road, Cowes, Isle of Wight, PO31 7LH



ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER

A delightful and very well maintained semi-detached character property on Moorgreen Road offers a perfect blend of character and modern living. With three bedrooms, a welcoming reception room, kitchen with dining area, bathroom and a separate wet room this CHAIN FREE property is essential viewing. A beautiful landscaped garden completes this perfect example of period living in central Cowes.

A beautifully presented semi detached home

This three double bedroom period property, in the heart of Cowes with a short walk to the High Street, is delightful and full of character and charm.

With a large sitting room, kitchen diner, family bathroom and additional wet room, this home has been improved inside and out with the garden being landscaped and a new decked area installed only 2 years ago. A fabulous home that must be viewed.

Interior

Many original features abound in this very well maintained home that has the traditional high ceilings, picture rails, deep skirting boards and original fireplaces in all the bedrooms. All the rooms are airy and light, decorated in soft tones and with stripped floorboards throughout the property and plantation blinds at the tall windows.

Ground floor:

An internal porch, with black and white tiled flooring, opens to a bright hallway with original decorative corbels and the staircase rising ahead to the first floor. Under the stairs are two convenient storage cupboards, one of which contains space and plumbing for a washing machine. Access to the long sitting room can be gained from two doors within the hallway. This spacious room is filled with light from the double aspect windows and within the chimney breast is a working log burner.

Stepping down into the kitchen there are two defining areas with the dining area in front of the 3 full height bi-fold doors where you can gaze out to the beautiful garden. Within the kitchen is an island that forms a breakfast bar with wooden work surface. The cream gloss base units have a black marble countertop and include an integrated oven, four ring gas hob and dishwasher. White 'metro' style tiling forms a high splashback with oak shelving complementing the duck egg blue walls, enhancing the cottage feel of the kitchen.

Off the rear of this area is a fabulous fully tiled wet room complete with wc and basin.

First Floor:

Three double bedrooms and a family bathroom are on this level and there is access to the loft from this long hallway.

All three bedrooms have an original feature fireplace with the principal bedroom's having pretty decorative tiles as well as two double built in wardrobes. The family bathroom, mostly tiled, contains a bath with overhead shower, wc and basin.

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Guide Price



Exterior

The frontage has a shallow wall with black iron rails and a low maintenance area that leads to the side access that has a secure high wooden gate.

The rear outside space has been beautifully, and thoughtfully, landscaped with a large decked area installed along with an outside tap and electrical points. The renovation of this beautiful garden is delightful with areas to sit, play, socialise and relax.

Beyond the wide decked area, with wooden balustrades and wire ropes that give a contemporary finish, there are steps down to an easily maintained cottage style garden with shale paths that wind around raised flower beds towards the end of the garden where a garden store and playhouse can be found. Mature plants and shrubs thrive in these deep beds and add to the tranquil feeling in this peaceful outside space.

The decking has deep storage space beneath and secure access, giving plenty of space for paddle/surf boards or garden furniture.

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: C

Council tax band: C

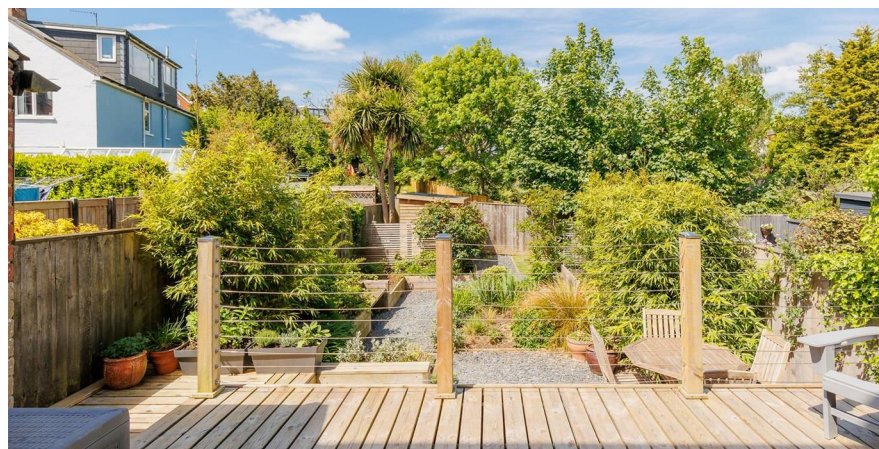
Mains gas, electricity, water and sewerage

Double glazed throughout

Broadband max predicted: Download 1800 mbps Upload 900 mbps

Gas central heating

Loft 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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