



4 The Maltings Denmark Road, Cowes, Isle of Wight, PO31 7FQ

Guide Price £485,000



ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A well presented three double bedroom townhouse in a great central location in Cowes. Set over three floors and with a fabulous kitchen that has a balcony giving views over the town. There is the benefit of a garage and parking, a huge benefit along with being chain free.

Terraced town house in central Cowes

Located in an extremely convenient position close to all amenities with parking, terrace and balcony, set over three floors. This very well presented property has a large kitchen/dining area, separate sitting room and three bedrooms, one with an ensuite shower room. There is also a family bathroom, utility room, internal garage and cloakrooms on the ground and centre floor. This house has so much to offer, great for a holiday home or lock up and leave with the bonus of being chain free.

Interior

The rooms are of a generous size providing ample space on every floor and being bright and airy throughout.

Ground Floor:

The hallway leads to the practical utility area, with its space and plumbing for a washing machine, tumble dryer and sink. There are many storage cupboards as well as the room also housing the gas boiler. The rear door gives access to the outside terrace.

The carpeted double bedroom looks out over this outside area as well and could also be used as an office space.

Within the hallway is a cloakroom, a cupboard housing the water cylinder and storage, further understairs storage and access directly into the internal garage.

First Floor:

The large kitchen/diner is well equipped with integrated appliances including a dishwasher, fridge freezer, wine cooler, double oven and 5 ring gas hob. The stylish gloss cream base and wall units are offset with a black granite worksurface and upstands flowing around the room which complements the black gloss tiled flooring. There are double doors opening to a delightful balcony with room for chairs to enjoy your morning coffee and start your day.

A useful cloakroom can also be found on this floor along with the large bright sitting room.



Second Floor:

The upper landing is wide and spacious and could easily be used as an additional office space.

There are two very generously sized double bedrooms on this level both with floor to ceiling sliding door wardrobes with three doors. The principal bedroom has a fully tiled, ensuite shower room. The final room on this floor is a fully tiled bathroom with a white suite, complete with bath and over head shower.

Exterior

The blocked paved driveway is comfortably wide for a vehicle and has direct access into the garage. This good sized space has an electric up and over door and plenty of additional storage room with power and light. Off the ground floor utility room there is a similar blocked paved terrace with plenty of space for outside furniture, a lovely spot to relax and rest.

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: B

Council tax band: E

Gas central heating

Mains gas, water, electricity and sewerage

Broadband predicted max: Download 1800mbps Upload 900mpbs

Double glazed throughout

Communal service charge £250 pa

Loft partially boarded with drop down ladder and light



Viewing

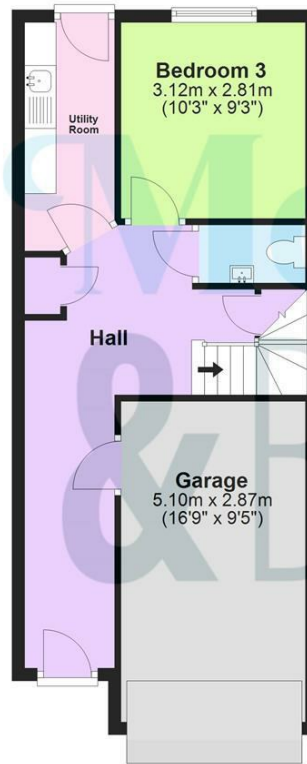
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

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.

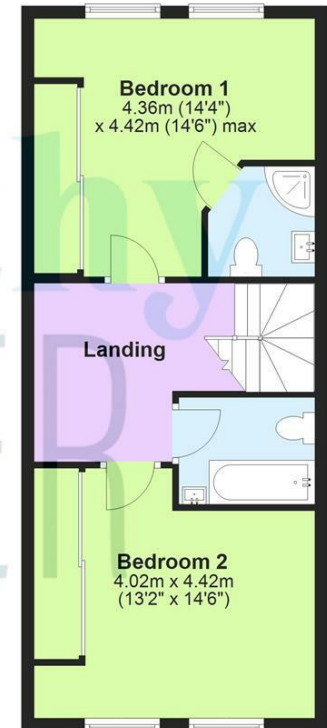
Ground Floor
Approx. 47.4 sq. metres (510.6 sq. feet)



First Floor
Approx. 49.8 sq. metres (536.2 sq. feet)



Second Floor
Approx. 49.3 sq. metres (530.9 sq. feet)



Total area: approx. 146.6 sq. metres (1577.7 sq. feet)
4 The Maltings , Denmark Road, Cowes