

McCarthy  
& BOOKER



4 Firs Close, Cowes, Isle of Wight, PO31 7NF

**Guide Price £325,000**



A very well presented CHAIN FREE detached bungalow within a cul-de-sac. With two bedrooms, sitting room, conservatory, garage and off road parking, don't miss the opportunity to view this home which is ready to move into.

## A very well presented two bedroom bungalow

Located in a quiet cul-de-sac within a short walk into Cowes High Street with all its amenities as well as being close to a bus stop that has routes into town and onwards to Newport. This bright and tidy home has a good sized sitting room, large conservatory, shower room, garage and off road parking for several vehicles. It has the bonus of being CHAIN FREE.

## Interior

This bright and airy detached home is in great condition and ready to move into.

A small porch has sliding doors to the main entrance door that opens to a wide spacious hallway where three floor to ceiling cupboards can be found, one housing the gas boiler.

Leading from here is a modern shower room with a walk in corner shower, wc and modern vanity unit with basin. The two bedrooms both look out to the fore of the property, one being a large single and the other a good sized double bedroom with an array of wardrobes and a dressing table.

The sitting room is light and has a Dimplex electric fire within its own surround, giving a lovely feature to this room. Wide patio doors allow light to flood into this room and they open to the large conservatory that has a tiled floor and gives views and access to the pretty garden.

The kitchen has light wood effect wall and base units with space and plumbing for a dishwasher and a freestanding cooker with light speckled worksurfaces and matching upstands. The final room is a utility/rear porch with plumbing for a washing machine and a practical tiled floor that leads out to the rear garden.



### Exterior

This smart bungalow has a low maintenance stone chip driveway with parking for several vehicles, flower beds with mature rose bushes, a detached garage and a side gate to the rear garden.

The easily maintained rear outside space has a lawned area and raised flower beds with mature hedging along the boundary, making this a private and secure quiet garden. There is also a garden store and outside tap for convenience.

### 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

Council tax band: C

EPC: D

Double glazed throughout

Gas central heating via Vaillant boiler

Mains gas, electric, water and sewerage

Broadband max predicted: Download 1800 mbps Upload 900 mbps

Loft partially boarded and ladder access



## 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.

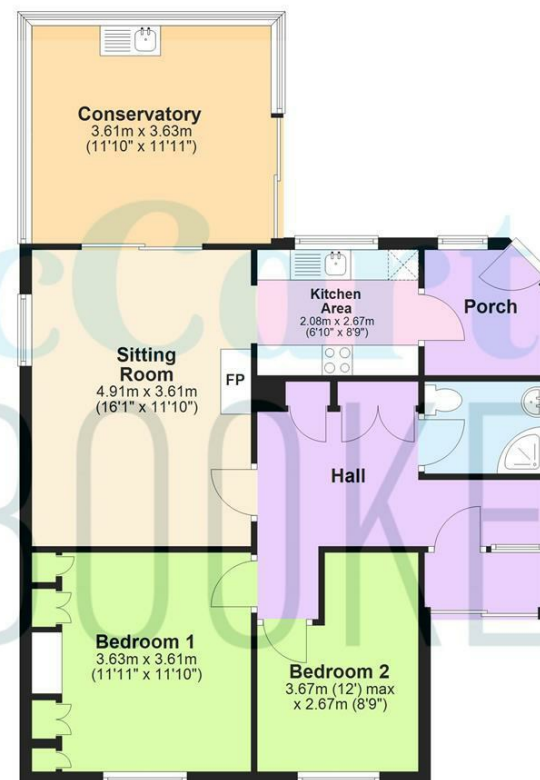
## Disclaimer

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. 83.5 sq. metres (898.9 sq. feet)



Total area: approx. 83.5 sq. metres (898.9 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)  
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