86 Nelson Drive, Cowes, Isle of Wight, PO31 8QY

**Guide Price £219,950**

2 1 1

McCarthy & BOOKER

# 86 Nelson Drive, Cowes, Isle of Wight, PO31 8QY

**Guide Price £219,950**

***ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER***
End of terrace home ~ off road parking for two vehicles ~ quiet no through road ~ two bedrooms ~ perfect first time buyer/downsizing home

## An extremely well presented two bedroom home

This modern end of terrace home is located in a quiet residential area and has two parking spaces. There is a sitting room, well proportioned kitchen, family bathroom and a low maintenance garden. A great starter home or conversely a perfect downsizing opportunity.

## Interior

Neutral decor throughout and very well kept, this lovely home is ready to move into.

Ground Floor:
Entering into the welcoming sitting room which has double patio doors leading to the garden that allows daylight to flood into the room. Off this room is a staircase leading upstairs, a convenient wc and it flows through to the kitchen. Here is a modern well appointed kitchen with breakfast bar and room for a breakfast table. Within the grey base and wall units is an integrated four zone hob, oven and slimline dishwasher with pretty tiles flowing above the grey countertop.

First Floor:
There are two double bedrooms and a family bathroom on this level.
Both double bedrooms are bright and airy with the principal having double built in wardrobes and views over the garden. The bathroom is modern with a bath and overhead shower, a towel cupboard, vanity unit with basin and wc.

## Exterior

At the fore of this smart home is parking for two vehicles and a side passageway leading to the entrance door and onto the quiet rear garden.

This low maintenance area is very peaceful and has a patio area with shingle edging and a timber clad bin store and garden shed. A perfect area to relax or socialise.

## 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

Double glazed throughout

Mains gas, electricity, water and sewerage

Broadband max predicted: Download 1800mbps Upload 900mbps

Wightfibre

Gas central heating via Worcester boiler

Loft with ladder access and partially boarded

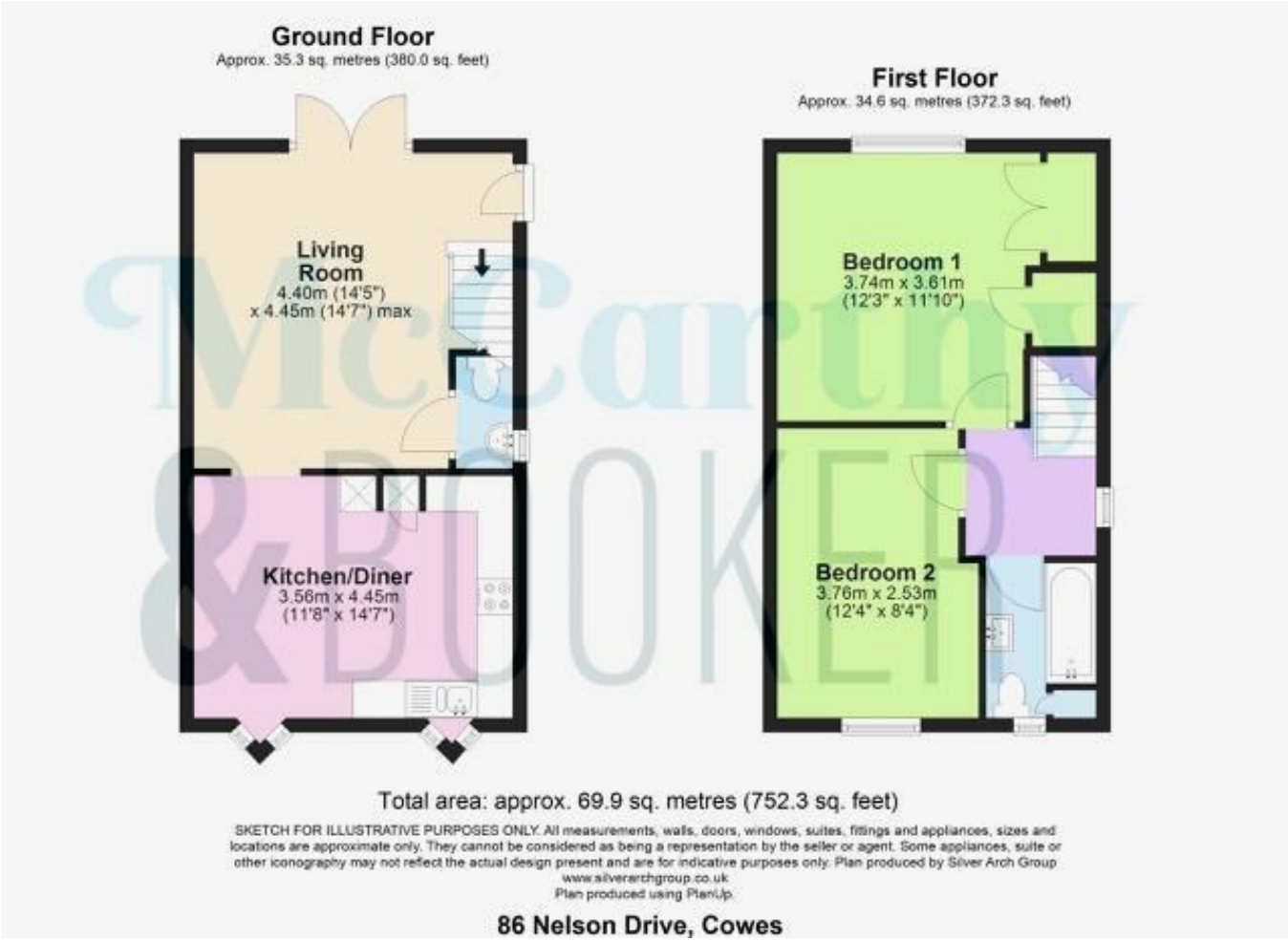
Viewing

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.





McCarthy &BOOKER

01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk