



198 Baring Road, Cowes
£495,500

 **Megan Baker**
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This very smart and well appointed detached bungalow is positioned with good access to the local bus routes; schools and beaches. Having been lived in and loved for over 40 years by the current owners, the home feels warm and welcoming, offering beautifully light and spacious rooms. With its flexible layout; the home offers either two bedrooms and two reception rooms or three bedrooms and one reception room, as well as a good sized kitchen/breakfast room; bathroom and separate toilet.

The home is warmed by gas central heating; has UPVC double glazing and sits within well tended, mature gardens which offer privacy and shade within its rich variety of plants and trees. The home has parking to the front and a garage set back to one side of the home.

All-in-all, this is a hugely appealing, well placed home with additional potential for a new owner. Offered with no onward chain. Freehold.

Council Tax Band - E. EPC - D-65

Storm porch with UPVC door to:

Entrance Hallway:

A welcoming and spacious entrance to the home which widens out to one end, where there are built in storage cupboards - one housing the gas fired boiler. Access to loft and doors to:

Sitting Room:

16'1" max x 12'9" (4.92m max x 3.90m)

A lovely, large and light sitting room set to the front of the home with a curved bay window and warm cream decor with picture rail. Stone fireplace with gas coal effect fire as a focal point.

Dining Room/Bedroom Three:

15'6" x 10'0" (4.74m x 3.05m)

Positioned at the rear of the home, this room offers flexibility of use and is currently set up as a dining room. French doors sit centrally, leading to the garden, with matching bookcase/storage units to each side. Further window to side and serving hatch to the:

Kitchen/Breakfast Room:

13'10" max x 9'9" max (4.22m max x 2.99m max)

A good sized kitchen with space for a table and window to rear. Built in larder cupboard and a range of dark oak style fronted units with pale worktops. Spaces for appliances and external door to side.





Bedroom One:

14'5" max x 12'3" (4.40m max x 3.75m)

A bright double bedroom with a curved front bay window and second side window, making it wonderfully light. Decorated in a grey colour theme with picture rail.



Bedroom Two:

12'3" x 10'0" (3.74m x 3.07m)

Another pretty double bedroom in pale yellow with picture rail and window to side.



Bathroom:

8'10" max x 5'1" max (2.71m max x 1.56m max)

Smartly fitted with a chic white suite of bath with shower over and glass screen; WC and wash hand basin. Opaque side window.

Cloakroom:

5'4" max x 3'0" max (1.65m max x 0.93m max)

A very handy extra facility with opaque side window and WC.

Gardens & Parking:

The home is set back from the road by a walled garden, with lawn and shrubs to one side. A shaped, block paved driveway provides parking to the front and side, and leads to the:

Garage:

15'3" x 8'0" (4.66m x 2.45m)

Set behind the home, with up and over door.

Rear Garden:

A wonderfully secluded and richly planted garden, full of shrubs and trees which surround the areas of patio and lawn with a shed to one side. The end part of the garden can be used as a vegetable garden, where there is a greenhouse.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
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 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
	65
	75
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

