



**MARVINS**  
ESTATE AGENTS



## 7 ROYALIST COURT, EAST COWES, PO32 6FP

ASKING PRICE £305,000

This well presented home is situated in a peaceful cul de sac. The accommodation comprises entrance hall, utility room, cloakroom, lounge and kitchen/diner on the ground floor. On the first floor there are three bedrooms, one with ensuite shower room and family bathroom. The property benefits from an enclosed rear garden and allocated parking space.

**CHAIN FREE.**

### COWES OFFICE

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## 7 ROYALIST COURT, EAST COWES, PO32 6FP

Double glazed Entrance Door to:

### ENTRANCE HALL

Stairs to first floor off. Understairs storage cupboard. Radiator.

### UTILITY ROOM

5'11" x 4'6" (1.80m x 1.37m)

L shaped. Double glazed window. Plumbing for washing machine. Worcester gas boiler.

### CLOAKROOM

Low level WC. Pedestal wash basin. Radiator. Double glazed window.

### LOUNGE

17'3" x 10'2" (5.26m x 3.10m)

Double glazed window to front and rear. Double glazed French doors to rear patio and gardens. Radiator.

### KITCHEN/DINER

17'3" x 10'4" (5.26m x 3.15m)

Range of fitted floor and wall cupboards with bevel edged worktops over. Gas hob and built in electric cooker below with extractor filter canopy over. Inset stainless steel sink unit with mixer tap. Radiator. Double glazed window and French doors to garden and patio.

On the First Floor

### LANDING

With loft access. Radiator.

### BEDROOM ONE

13'7" x 9'5" (4.14m x 2.87m)

Double aspect. Double glazed window. Radiator. Built in wardrobe cupboard.

### EN-SUITE SHOWER ROOM

Good size shower cubicle, low level WC and pedestal wash basin. Radiator. Double glazed window.

### BEDROOM TWO

10'3" x 9'11" (3.12m x 3.02m)

excluding square bay window and recess. Double glazed window. Radiator.

### BEDROOM THREE

7'7" x 9'8" (2.31m x 2.95m)

Double glazed window. Radiator.

### BATHROOM

Suite comprising panelled bath with mixer tap and shower attachment. Low level WC, pedestal wash basin and towel rail/radiator. Double glazed window.

### OUTSIDE

Allocated parking space at the side. Gated access leads to rear garden, mainly paved and gravelled. Further garden store.

### TENURE

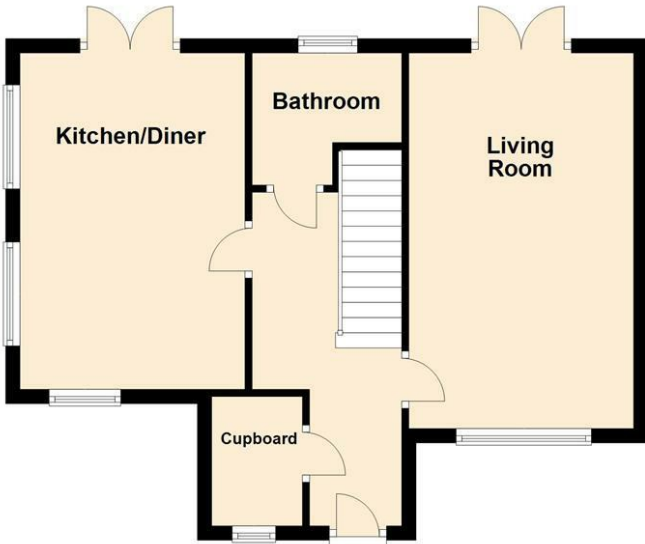
This property is Freehold. Council tax band C.

Annual ground rent for outside communal areas from 1st April 2024 - 31st March 2025 £296.61





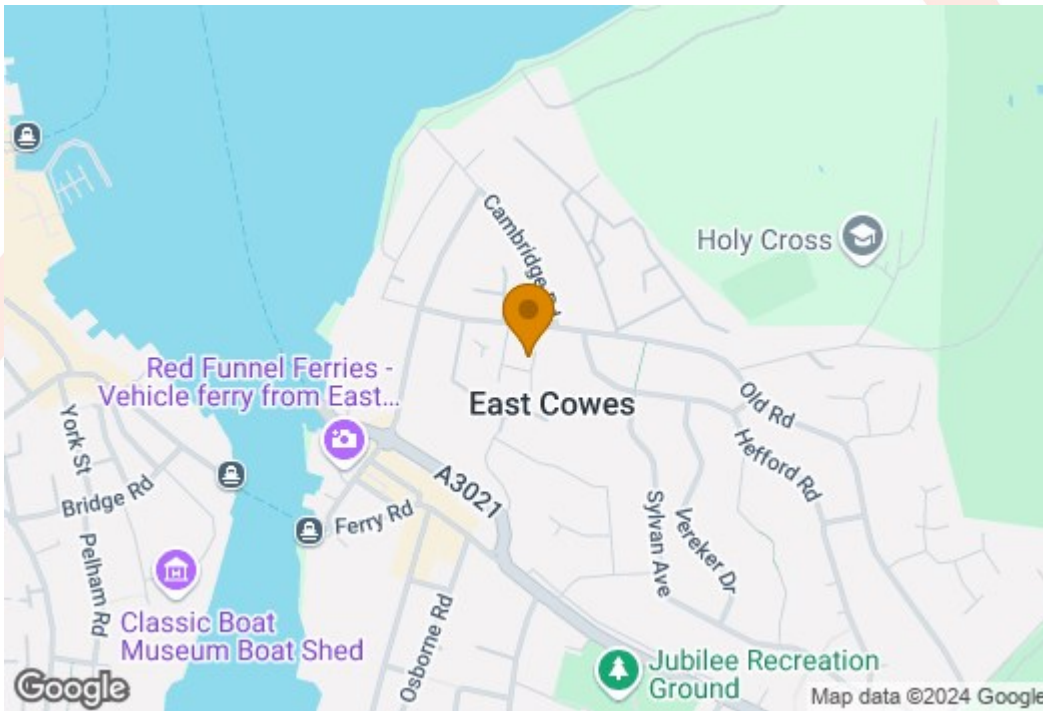
### Ground Floor



### First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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