



**MARVINS**  
ESTATE AGENTS



## **1 ROYALIST COURT, EAST COWES, PO32 6FP** **£215,000**

A most delightful Terraced House situated in a prime position on a popular residential development within easy distance of the town centre and local amenities including Schools, Parks, Marina, Shops and Ferry links. The property includes 2 Bedrooms along with a super open-plan living space on the ground floor incorporating the Lounge and Living area. A pleasant outside space and all-important car parking is included too.

Well presented throughout this home has a lovely feel to it and will appeal to a wide range of purchaser including FTBs, Investors (there is a tenant currently in-situ) or perhaps an easy to manage second home. We look forward to showing you over at your convenience.

### **COWES OFFICE**

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# 1 ROYALIST COURT, EAST COWES, ISLE OF WIGHT PO32 6FP

Front Entrance Door to Hallway. Radiator. Stairs off. Understairs cupboard.

## CLOAKROOM

With WC and hand basin. Radiator.

## KITCHEN

6'8" x 11'5" (2.03m x 3.48m)

Front aspect. An attractive Kitchen with a range of white wall and base units. Built-in oven (with grill) . Separate gas hob. Stainless steel sink unit. Plumbing for washing machine. Space for dryer. Space for fridge. Open plan to:

## LOUNGE

13'8" x 7'11" (4.17m x 2.41m)

Rear aspect via window and door providing access to the rear outside space. Radiator.

## FIRST FLOOR LANDING

### BEDROOM ONE

10'2" x 9'6" (3.10m x 2.90m)

Front aspect. Radiator. Fitted wardrobe. Overstairs cupboard.

### BEDROOM TWO

6'4" x 9'11" (1.93m x 3.02m)

Access to loft. Radiator. Rear aspect.

## BATHROOM

White suite including bath with shower over, WC and hand basin. Heated towel rail.

## OUTSIDE

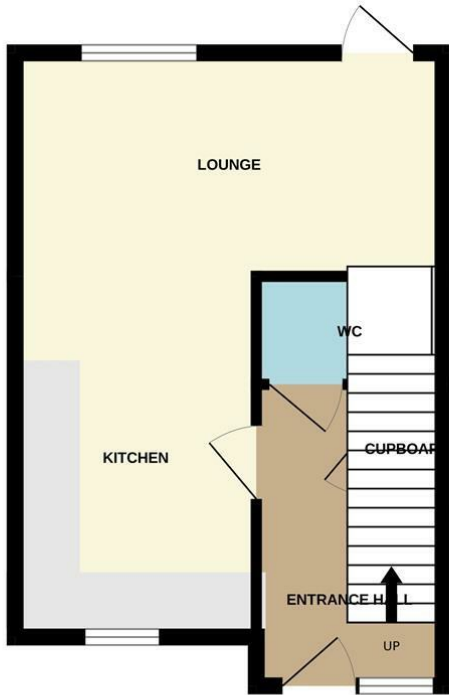
For convenience there is a car parking space directly in from of the property. To the rear is a pleasant courtyard style space currently laid arrange as patio for ease of maintenance. It would be easily to lay to lawn if required. There is also a convenient rear pedestrian access, ideal for bringing bikes etc through. A garden shed is included.

## TENURE

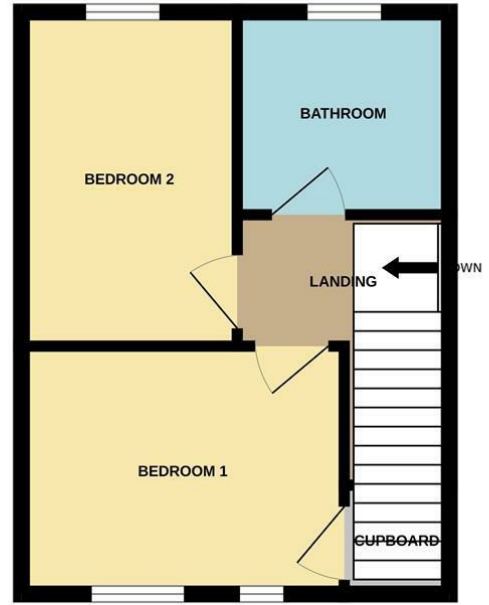
This property is Freehold. Council tax band B.



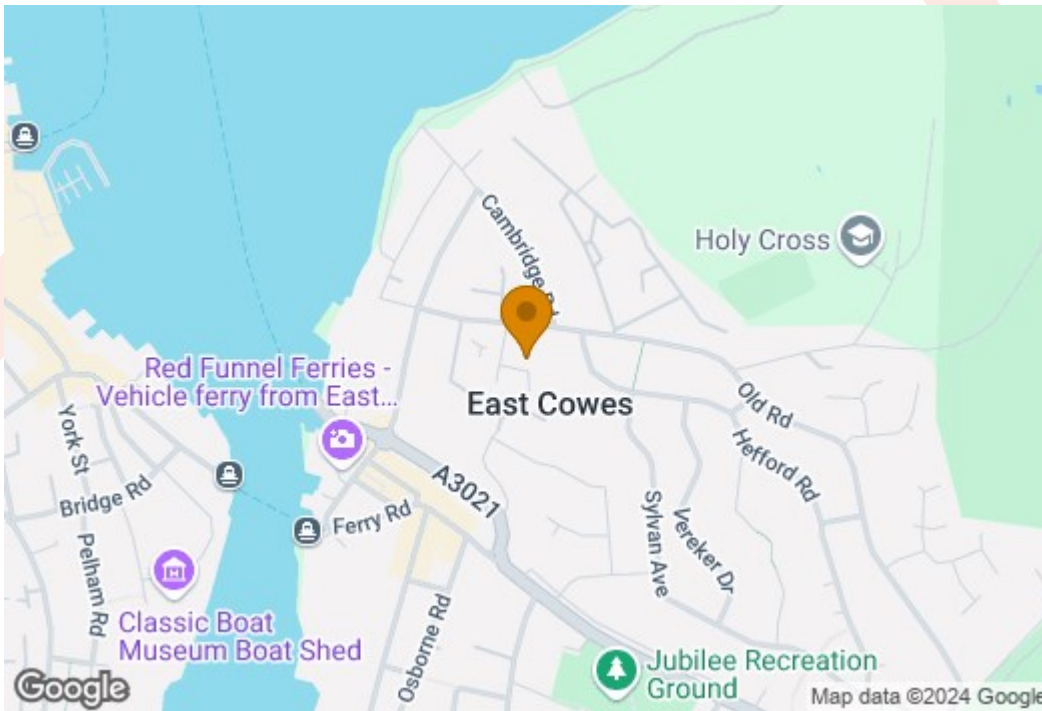
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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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