



Marshall's

ESTATE AGENTS



2 St. Dominic Street, Penzance, Cornwall,
TR18 2DL







2 ST. DOMINIC STREET, PENZANCE, CORNWALL, TR18 2DL

GUIDE PRICE £200,000 FREEHOLD

A mid terraced two bedroom granite house situated close to the amenities in Penzance town centre and is offered for sale with no onward chain.

*** TWO DOUBLE BEDROOMS * MID TERRACED HOUSE * LOUNGE/DINER ***

*** GROUND FLOOR BATHROOM * REAR COURTYARD * DOUBLE GLAZING ***

*** GAS CENTRAL HEATING * NO ONWARD CHAIN * APPROXIMATELY 55 SQUARE METERS ***

*** EPC = D * COUNCIL TAX BAND = B ***

A mid terraced granite house situated close to the town centre of Penzance. The accommodation incorporates open plan lounge/diner, kitchen and bathroom on the ground floor with two double bedrooms on the first floor. To the rear of the property, there is a fully enclosed courtyard. The house is double glazed, gas centrally heated and offered for sale with no onward chain.

UPVC Double glazed door into:

HALLWAY: Half glazed door into:

LOUNGE/DINING ROOM: 17' 9" x 13' 5" (5.41m x 4.09m) Stairs rising, radiator, laminate wood floor, double glazed windows to front and rear, gas point, shelved recesses to one wall. Door to:

KITCHEN: 8' 3" x 6' 3" (2.51m x 1.91m) Double glazed window and door to rear, base and wall units with roll top work surface over, one and a half bowl stainless steel sink unit, electric cooker, hob and filter, tiled floor, space for under counter refrigerator, door to:

BATHROOM: Double glazed window to rear, extractor fan, radiator, tiled floor, WC, pedestal wash hand basin, bath with mains shower over, inset spotlights.

FIRST FLOOR

BEDROOM ONE: 13' 6" x 8' 3" (4.11m x 2.51m) Radiator, two double glazed windows to front, access to loft space.

BEDROOM TWO: 10' 5" x 9' 0" (3.17m x 2.74m) Double glazed window to rear, radiator.

OUTSIDE: To the rear of the property there is a fully enclosed courtyard giving gated access to the rear service lane. Block built cupboard with power and light, combination boiler and plumbing for washing machine.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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