



37 Queen Street, Penzance,
Cornwall, TR18 4BH









37 QUEEN STREET, PENZANCE, CORNWALL, TR18 4BH

GUIDE PRICE £325,000 FREEHOLD

A mid terrace three bedroom granite house with courtyard style garden to the rear and situated in a popular residential/commercial street within the town of Penzance.

*** THREE BEDROOMS * FIRST FLOOR BATHROOM WITH SHOWER CUBICLE ***

*** OPEN PLAN LOUNGE/DINING ROOM * KITCHEN ***

*** GROUND FLOOR CLOAKROOM/UTILITY ROOM * SUN ROOM ***

*** ENCLOSED COURTYARD STYLE GARDENS * TOWN CENTRE LOCATION ***

*** DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 90 SQUARE METRES**

A beautifully presented double fronted three bedroom mid terrace granite cottage situated in a popular mix residential/commercial street just off Penzance town centre. The accommodation, in brief, comprises of open plan lounge diner with kitchen, utility/cloakroom and sun room on the ground floor. On the first floor there are three bedrooms, study area, bathroom with separate shower cubicle. To the rear of the property is a fully enclosed sunny courtyard style enclosed garden which is laid to both decking and paving slabs. The house is double glazed and gas central heated throughout.

Door with Skylight over into:

PORCH: Cloak hanging, fuse box, further half glazed door to:

LOUNGE/DINING ROOM

LOUNGE: 13' 7" x 10' 0" (4.14m x 3.05m) Double glazed window to front with tiled sill under, shelved recess to one wall, radiator, two wall lights.

DINING AREA: 12' 10" x 12' 5" (3.91m x 3.78m) Three wall lights, stairs rising with cupboard under, double glazed window to front with window seat below, shelved recess, radiator, open doorway into:

KITCHEN: 13' 0" x 5' 9" (3.96m x 1.75m) Quarry tiled floor, shelved recess, open window into sun lounge, base and wall units with worksurfaces and tiling over, single drainer sink unit, electric oven, gas hob, extractor fan, space for fridge freezer, door to:

UTILITY ROOM/CLOAKROOM: 6' 8" x 6' 3" (2.03m x 1.91m) Tiled floor, double glazed window to rear, wash hand basin, low level WC, wall mounted combination boiler, plumbing for washing machine.

Open doorway from kitchen into:

SUNROOM: 12' 2" x 6' 8" (3.71m x 2.03m) Quarry tiled floor, two wall lights, Victorian style radiator, double glazed to one elevation with polycarbonate roof over, double glazed door to rear garden.

FIRST FLOOR LANDING: Victorian style radiator, space for desk with double glazed window to rear, doors to:

BEDROOM ONE: 13' 8" x 9' 5" (4.17m x 2.87m) Double glazed window to front, inset spotlights, radiator, access to loft.

BEDROOM TWO: 13' 8" x 9' 5" (4.17m x 2.87m) Double glazed window to front, radiator, inset spotlights.

BEDROOM THREE: 8' 7" x 5' 11" (2.62m x 1.80m) Double glazed window to rear, radiator.

BATHROOM: Two double glazed windows to rear, heated towel rail, pedestal wash hand basin, WC, panelled bath, separate shower cubicle, extractor fan and shaving point and light.

OUTSIDE: To the rear of the property is a sunny fully enclosed courtyard garden with wooden storage, outside tap, raised patio and decked area with flowerbeds, all fully enclosed by granite wall.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband might be available. We tested the mobile phone signal for O2 which was adequate. The property is built of granite under a slate roof. Non allocated on street parking.

SERVICES: Mains water, electricity, gas and drainage.

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

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Lettings
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