



39 Caldwell's Road, Penzance,  
Cornwall, TR18 2BP







**39 CALDWELLS ROAD, PENZANCE, CORNWALL, TR18 2BP**

**GUIDE PRICE £225,000 FREEHOLD**

An end of terrace double fronted two bedroom granite house with garden, offered for sale with no onward chain, situated in popular residential street.

- \* TWO DOUBLE BEDROOMS \* FIRST FLOOR BATHROOM \* TWO RECEPTION ROOMS \***
- \* KITCHEN \* GROUND FLOOR SHOWER ROOM \* FRONT GARDEN \***
- \* PARTIALLY DOUBLE GLAZED \* CENTRAL HEATING \* NO ONWARD CHAIN \***
- \* EPC = E \* COUNCIL TAX BAND = B \* APPROXIMATELY 90 SQUARE METRES \***

An end of terrace, double fronted two bedroom granite house with garden to the front, situated in a popular residential street within Penzance, in need of some renovation. The property is offered for sale with no onward chain, is partially double glazed and gas centrally heated and will make an ideal first time buying/investment property. Caldwell's Road is a popular residential street within the town of Penzance and also within level walking distance of all the amenities, such as the town centre, railway and bus stations and both, primary and secondary schools.

Composite double glazed door with Skylight over into:

**HALLWAY:** Stairs rising, ceiling cornicing, doors to:

**LOUNGE:** 15' 0" x 9' 2" max (4.57m x 2.79m) L shaped, double glazed window to front and side, two radiators, two shelved recesses with cupboards under to one wall, ceiling rose and cornicing.

**DINING ROOM:** 17' 8" x 8' 6" (5.38m x 2.59m) Understairs recess, windows to front and side, three shelved recesses with cupboards under, radiator, gas fire to one wall, door to:

**KITCHEN:** 10' 0" x 8' 0" (3.05m x 2.44m) Two windows to front, base and wall units with worksurfaces and tiling over, one and half bowl stainless steel sink unit, plumbing for washing machine, electric cooker point, further built in cupboard, door to:

**UTILITY ROOM:** Window and door to front courtyard, wash hand basin, radiator, WC, door to:

**SHOWER ROOM:** Electric shower and skylight, fully tiled.

**FIRST FLOOR LANDING:** With access to loft and skylight.

**BEDROOM ONE:** 15' 0" x 9' 3" (4.57m x 2.82m) Double glazed to front and side, radiator.

**BEDROOM TWO:** 14' 0" x 11' 4" into recess (4.27m x 3.45m) Single glazed to front, radiator.

**BATHROOM:** Single glazed window to front, radiator, corner bath, pedestal wash hand basin, WC, cupboard housing combination boiler.

**OUTSIDE:** To the front of the property there is a garden, fully enclosed by fencing, laid to patio with further enclosed yard.

**AGENTS NOTE:** We understand from Openreach website that Ultrafast Full Fibre Broadband might be available to the property. We tested the telephone signal for O2 which was good. The property is constructed of granite under a slate roof.

**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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