



2 Glendale Gardens, Guildford  
Road, Hayle, Cornwall, TR27 5HU









**2 GLENDALE GARDENS, GUILDFORD ROAD, HAYLE, CORNWALL, TR27 5HU**

**GUIDE PRICE £310,000 FREEHOLD**

A two bedroom detached bungalow, offering a high degree of privacy, that can only be fully appreciated by making an appointment to view. The property is offered to the market with no onward chain and a viewing is highly recommended.

**\* TWO DOUBLE BEDROOMS \* LOUNGE \* KITCHEN \* CONSERVATORY \***

**\* BATHROOM \* PRIVATE PARKING \* GARAGE \* DOUBLE GLAZING \***

**\* OIL CENTRAL HEATING \* ENCLOSED LOW MAINTENANCE GARDEN \* NO ONWARD CHAIN \***

**\* VIEWING ESSENTIAL \* EPC = D \* COUNCIL TAX BAND = C \***

A two bedroom detached bungalow in a private location, accessed from Guilford Road. Within easy reach of the shops and amenities and the three miles of Golden Sands. With a conservatory to the front, kitchen, lounge, bathroom and driveway parking leading to the garage. The rear garden is designed for ease of maintenance. The property is offered to the market with no onward chain.

Double glazed door to:

**KITCHEN:** 12' 10" x 6' 9" (3.91m x 2.06m) With radiator, double glazed window to the front, a range of base and wall mounted units, plumbing for washing machine, electric cooker point, extractor fan, stainless steel sink unit with drainer and mixer tap, complementary tiling, space for the fridge. Door to the:

**LOUNGE:** 16' 0" x 13' 10" (4.88m x 4.22m) With radiator and door to the:

**CONSERVATORY:** 10' 10" x 8' 4" maximum (3.30m x 2.54m) With door to outside, pleasant outlook, radiator.

**INNER HALLWAY:** With access to the loft, storage cupboard.

**BEDROOM ONE:** 12' 5" x 10' 5" (3.78m x 3.17m) Double glazed window to the rear, radiator, built in wardrobe with mirror door.

**BEDROOM TWO:** 10' 2" x 8' 4" (3.10m x 2.54m) Double glazed window to the rear, radiator, wardrobe with mirror door.

**BATHROOM:** 7' 7" x 6' 8" (2.31m x 2.03m) Panelled bath with hand grip, separate shower over and shower screen, low level WC, wash hand basin, fully tiled walls, shaver socket, double glazed opaque window to the side, extractor fan.

**OUTSIDE:** The property is approached via a private lane for two properties with gated access leading to the driveway with parking and garage with roller door, courtesy door to the rear garden. The rear garden has the oil tank, a pond, is paved for ease of maintenance with a fence surround and access to both sides of the property.

**SERVICES:** Mains water, electricity and drainage. Oil tank for heating.

**AGENTS NOTE:** We understand from "Uswitch" comparison site that fibre broadband should be available to the property. We tested the mobile phone signal for EE which was adequate. The property is constructed of block under a tiled 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.

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