



Marshall's
ESTATE AGENTS



21 Belgravia Street, Penzance,
Cornwall, TR18 2BJ







21 BELGRAVIA STREET, PENZANCE, CORNWALL, TR18 2BJ

GUIDE PRICE £285,000 FREEHOLD

*** THREE / FOUR BEDROOMS * CONSERVATION AREA * LIVING ROOM ***

*** DINING ROOM * KITCHEN * OFFICE / BEDROOM FOUR * FIRST FLOOR BATHROOM ***

*** EPC = TBC * COUNCIL TAX BAND = B * VIEWING HIGHLY RECOMMENDED ***

*** NO ALLOCATED PARKING ***

Situated in the centre of Penzance is this well presented three/four bedroom mid terraced family home which has been well maintained and needs to be viewed to appreciate to the full. The property consists of a living room, dining room, kitchen, office/bedroom four and the entrance hall to the ground floor, on the first floor there are two bedrooms and a bathroom with another bedroom on the second floor enjoying some sea views over the town. Externally there are courtyard gardens to the front and rear. Due to the popularity of properties in the area we would highly recommend an early appointment to view.

Wooden door with glazed inserts opening to:

ENTRANCE PORCH: Tiled flooring, panelling to dado height, ceiling cornice. Wooden door with glazed inserts opening to:

ENTRANCE HALL: Two storage cupboards under the stairs, wooden flooring, ceiling cornice.

DINING ROOM: 10' 0" x 9' 1" (3.05m x 2.77m) Exposed granite to one wall with storage recesses to either side, double doors opening to rear courtyard, ceiling cornice. Sliding doors opening to:

LIVING ROOM: 12' 5" x 10' 0" (3.78m x 3.05m) Wooden flooring, feature granite fireplace with inset multi fuel burner, wood mantle over with shelved recesses to either side and cupboard to one side, sash window to the front with working shutters.

KITCHEN: 9' 11" x 7' 7" (3.02m x 2.31m) Range of base and wall mounted units with work surface and tiled splashback over, circular single drainer sink unit with mixer tap, built in electric oven and hob, space for under counter fridge/freezer, plumbing for washing machine, feature granite wall with inset shelving, double glazed window to the side.

BEDROOM FOUR / OFFICE: 10' 3" x 8' 2" (3.12m x 2.49m) Single glazed window to the side, door to courtyard.

FIRST FLOOR LANDING

BEDROOM ONE: 16' 0" x 9' 0" (4.88m x 2.74m) Two single glazed sash windows to the front, built in shelved cupboard, wooden flooring.

BEDROOM TWO: 9' 3" x 8' 8" (2.82m x 2.64m) Double glazed window to the rear, built in storage cupboard, wooden flooring.

BATHROOM: 8' 6" x 8' 0" (2.59m x 2.44m) Panelled bath with hot and cold taps and electric shower over, folding glazed screen, single glazed sash window to the side, wall mounted sink with hot and cold taps and mirrored cupboard over, low level WC, built in storage cupboard.

Stairs from landing rising to:

BEDROOM THREE: 15' 11" x 10' 9" (4.85m x 3.28m) (restricted head height in places) Exposed granite to one wall, single glazed sash window to the front and small window to the side with some sea views over Penzance town, storage into the eaves.

OUTSIDE: To the front of the property, there is a small courtyard-style garden and to the rear there is a further courtyard with an outside tap.

SERVICES: Mains water, electricity and drainage.

NB: There was previously gas central heating in the property, so the pipework is still in situ should a buyer wish to reinstate it.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for EE which was adequate. The property is constructed mainly of granite under a tiled roof.

DIRECTIONAL NOTE: From Marshall's Penzance office on foot, proceed into Causeway Head and turn right onto Bread Street, then take the second left onto Belgravia Street, whereby the property can be found roughly halfway up the street on your left hand side.

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.