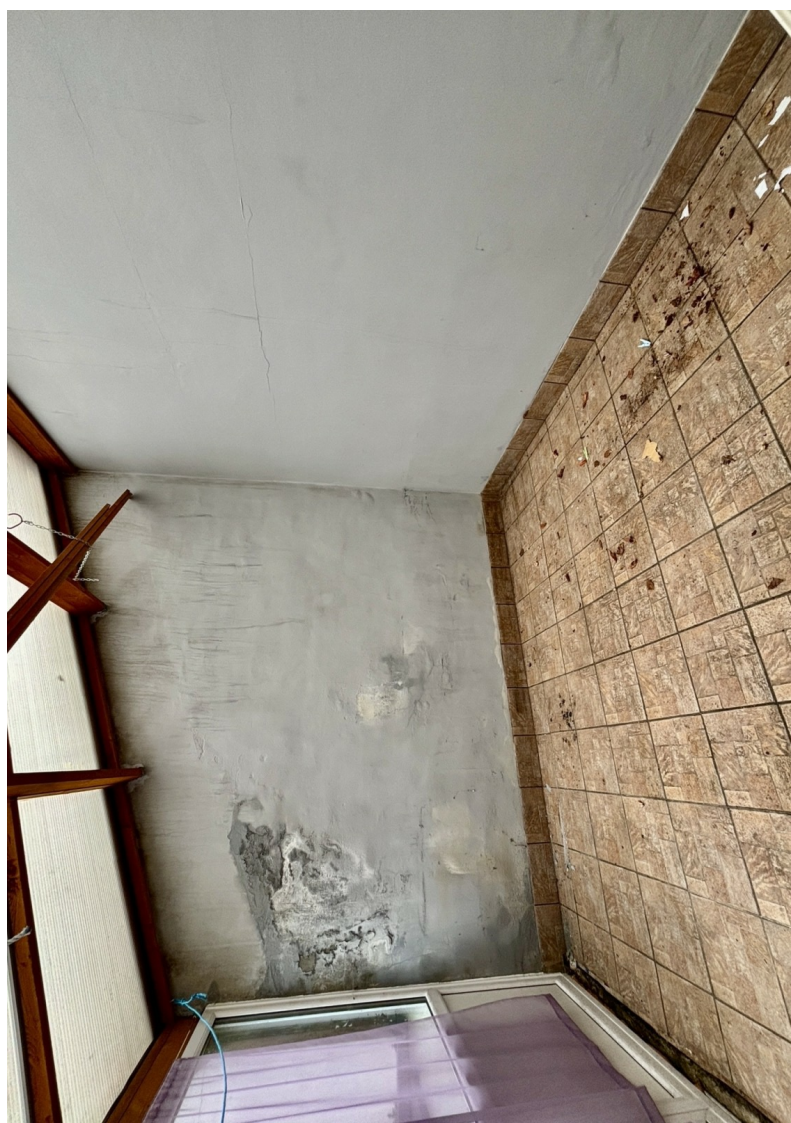


14 Castle Road, Penzance,
Cornwall, TR18 2AX

 **Marshall's**
ESTATE AGENTS









14 CASTLE ROAD, PENZANCE, CORNWALL, TR18 2AX

GUIDE PRICE £295,000 FREEHOLD

*** THREE BEDROOMS * LOUNGE * SEPARATE DINING ROOM * KITCHEN ***

*** GARDEN ROOM * UTILITY * NO ONWARD CHAIN * DOUBLE GLAZING ***

*** GAS CENTRAL HEATING * EPC = D * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 122 SQUARE METRES ***

A mid terrace, bay fronted granite house, situated on a popular residential street on the outskirts of Penzance and offered for sale with no onward chain. The accommodation comprises of lounge, separate dining room, kitchen, utility, garden room, cloakroom and shower room on the ground floor. On the first floor there are three double bedrooms and shower room. The property has paved garden to the front and courtyard to the rear and is gas centrally heated and double glazed throughout.

UPVC double glazed door into:

OUTER HALLWAY: Further glazed door into main hall, stairs rising, radiator, door to:

LOUNGE: 21' 6" x 12' 6" (6.55m x 3.81m) Double glazed bay window to front, and further window to rear, two radiators, understairs storage cupboard, two shelved recesses to one wall, door to:

DINING ROOM: 16' 1" x 9' 9" (4.90m x 2.97m) Double glazed window to rear, tiled floor, built in dresser, understairs storage, radiator, exposed granite wall, door to:

KITCHEN: 12' 8" x 12' 1" (3.86m x 3.68m) Double glazed window to rear, base, wall and pantry cupboards with worksurfaces and tiling over, single drainer stainless steel sink, radiator, exposed granite wall, space for fridge and gas cooker, further door to:

UTILITY ROOM: Double glazed window to rear, wall mounted gas boiler, plumbing for washing machine, Belfast sink, tiled floor, doors to:

SHOWER ROOM: Fully tiled shower cubicle, heated towel rail, extractor fan.

CLOAKROOM: With low level WC, double glazed window to rear, fully tiled walls and floor, radiator.

Double door from the utility room lead into:

GARDEN ROOM: 11' 4" x 10' 6" (3.45m x 3.20m) Radiator, polycarbonated roof, sliding patio doors to rear courtyard.

FIRST FLOOR LANDING: Built in cupboard, doors to:

BEDROOM ONE: 15' 4" x 10' 2" (4.67m x 3.10m) Double glazed bay and window to front with sea glimpses, radiator, built in wardrobes.

BEDROOM TWO: 10' 8" x 9' 6" (3.25m x 2.90m) Double glazed window to rear, radiator.

BEDROOM THREE: 9' 8" x 7' 8" (2.95m x 2.34m) Double glazed window to rear, built in wardrobes, access to loft space.

SHOWER ROOM: Double glazed window to rear, towel rail, WC, pedestal wash hand basin, fully tiled shower cubicle.

OUTSIDE: Paved front garden enclosed by low block wall. To the rear there is a fully enclosed courtyard with pedestrian access to rear lane.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///during.mourner.stiletto

ANGETS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite 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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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