



5 Cross Street, Penzance,
Cornwall, TR18 2EY



5 CROSS STREET, PENZANCE, CORNWALL, TR18 2EY

GUIDE PRICE £165,000 FREEHOLD

*** ONE DOUBLE BEDROOM * FIRST FLOOR SHOWER ROOM * LOUNGE ***

*** KITCHEN * COURTYARD * NO ONWARD CHAIN * NO ALLOCATED PARKING ***

*** TOWN CENTRE LOCATION * EPC = F * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 50 SQUARE METRES ***

A one bedroom mid terrace cottage situated close to the town centre, offered for sale with no onward chain. The accommodation comprises of lounge, kitchen on the ground floor, bedroom and shower room on the first floor. To the rear is a fully enclosed courtyard. The property is double glazed where stated and gas centrally heated and an ideal investment/first time buy.

UPVC double glazed door into:

LOUNGE: 10' 8" x 10' 4" (3.25m x 3.15m) Double glazed sash window to front, gas fire, wall lights, door to:

KITCHEN: 7' 2" x 6' 0" (2.18m x 1.83m) Base and wall units, worksurfaces over, single bowl stainless steel sink unit, two windows to rear, plumbing for washing machine, undercounter fridge space, electric cooker point, stairs rising with window to side.

BEDROOM: 13' 8" x 11' 0" maximum (4.17m x 3.35m maximum) L shaped, two double glazed sash windows to front, one double glazed window to side, built in wardrobe, electric panel heater, access to loft, door to:

SHOWER ROOM: Double glazed window to rear, WC, wash hand basin, fully tiled walk in shower, fan heater, cupboard housing hot water tank.

OUTSIDE: Fully enclosed courtyard to the rear accessed via a shared pedestrian alleyway.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We understand from Openreach 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 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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