



Marshall's

ESTATE AGENTS



26 Adelaide Street, Penzance, Cornwall,
TR18 2ER







26 ADELAIDE STREET, PENZANCE, CORNWALL, TR18 2ER

GUIDE PRICE £215,000 FREEHOLD

- * TWO BEDROOMS * LIVING ROOM * KITCHEN/DINER * GROUND FLOOR BATHROOM ***
- * GAS CENTRAL HEATING * DOUBLE GLAZING ***
- * GOOD DECORATIVE ORDER * IDEAL FIRST TIME BUYER OR YOUNG FAMILY HOME ***
- * ENCLOSED WEST FACING GARDEN * CENTRAL POSITION * CLOSE TO MOST AMENITIES ***
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED * NO ALLOCATED PARKING ***
- * EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 55 SQUARE METRES ***

A chance to acquire a charming two bedroom terraced townhouse located in the centre of Penzance, within close proximity of most amenities. The property has well-proportioned living accommodation, which the present vendors have maintained to a good standard and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the west-facing rear garden, which has pedestrian access and a reasonable amount of privacy. Adelaide Street is a sought-after location being so convenient and we recommend an early appointment.

ENTRANCE PORCH: Opening to:

LIVING ROOM: 14' 0" x 9' 4" (4.27m x 2.84m) Double glazed window to front with working shutters, cupboard housing meters, feature fireplace (not working at present), shelved recess, beamed ceiling, radiator, semi open plan to:

KITCHEN/DINER: 11' 0" x 8' 7" (3.35m x 2.62m) Belfast sink with storage below, hand made wall and base units, worksurfaces, built in oven, four ring hob and extractor hood over, plumbing for washing machine, wall mounted gas fired central heating boiler, beamed ceiling, understairs storage cupboard, space for fridge.

REAR LOBBY: Door to garden and door to:

BATHROOM: White suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, pine corner cupboard, chrome towel rail

Stairs from kitchen/diner to:

FIRST FLOOR LANDING: Access to roof space.

BEDROOM ONE: 13' 9" x 9' 2" (4.19m x 2.79m) Double glazed window, built in wardrobe and drawer unit, exposed floorboards, radiator.

BEDROOM TWO: 8' 11" x 6' 7" (2.72m x 2.01m) Built in wardrobe, exposed floorboards, shelving, double glazed window, radiator.

OUTSIDE: Enclosed west-facing rear garden with storage cupboard and rear pedestrian access.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What Three Words" app: unfocus.mimed.margin

ANGETS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for Vodafone 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.
