



4 Fore Street, Goldsithney,  
Penzance, TR20 9HD

















**4 FORE STREET, GOLDSITHNEY, PENZANCE, TR20 9HD**

**GUIDE PRICE £325,000 FREEHOLD**

**\* LOUNGE/DINING ROOM \* KITCHEN \* GROUND FLOOR BATHROOM \***

**\* COTTAGE STYLE GARDENS \* OFF STREET PARKING \* NO ONWARD CHAIN \***

**\* POPULAR VILLAGE LOCATION \* EPC = D \* COUNCIL TAX BAND = B \***

**\* APPROXIMATELY 63 SQUARE METRES \***

A nicely presented terraced cottage, situated within the centre of the popular village of Goldsithney with gardens and parking and offered for sale with no onward chain. The accommodation comprises an open plan lounge/diner, kitchen and bathroom on the ground floor. On the first floor there are three bedrooms, of which bedroom one has sliding doors onto a balcony, overlooking the rear cottage style garden. The house is double glazed where stated, heated via solid fuel central heating system and a particular feature are the terraced cottage style gardens to the rear with wooden shed and parking space for one vehicle. The village of Goldsithney has local amenities to include St Hilary Academy, two public houses and village shop. Viewing is highly recommended.

Half glazed door into:

**LOBBY:** Further glazed door into:

**LOUNGE/DINING ROOM:** 18' 11" x 11' 7" (5.77m x 3.53m) Double glazed window to front, granite fireplace with solid fuel paragra supplying domestic central heating and hot water, radiator, understairs storage cupboard, original beamed ceiling, door to:

**KITCHEN:** 9' 8" x 8' 7" (2.95m x 2.62m) Stable door and double glazed window to rear, base and wall units with worksurfaces and complementary tiling over, one and a half bowl stainless steel sink unit, double electric oven, induction hob with fan over, space for fridge/freezer and washing machine/dishwasher, inset spotlights.

Door from dining area into:

**INNER LOBBY:** With stairs rising, further door to:

**BATHROOM:** Double glazed window to rear, partly tiled walls and tiled floor, heated towel rail, radiator, panelled 6ft cast iron bath with electric shower over, WC, vanity wash hand basin with granite tiled top.

**FIRST FLOOR LANDING:** Access to loft with fitted ladder, cupboard housing hot water tank, doors to:

**BEDROOM ONE:** 13' 7" x 11' 1" (4.14m x 3.38m) Stripped wood floor, radiator, double glazed window to rear, sliding double glazed patio doors onto balcony overlooking rear garden.

**BEDROOM TWO:** 9' 4" x 8' 6" (2.84m x 2.59m) Double glazed window to front, radiator, fitted wardrobes and overhead cupboard to one wall.

**BEDROOM THREE:** 8' 1" x 6' 8" (2.46m x 2.03m) Double glazed skylight to rear, shelved recess to one wall.

**OUTSIDE:** The rear garden is accessed via parking space for one vehicle through a wooden gate, laid to terrace with areas of patio and decking, all surrounded by established plants and shrubs, recently replaced wooden shed ( 52 x 7"), outside plug socket.

**SERVICES:** Mains water, electricity and drainage.

**DIRECTIONS:** Via "What3Words" app: [///revamped.groups.divorcing](https://www.what3words.com/revamped.groups.divorcing)

**AGENTS NOTE:** We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile signal for O2 which was good. The property is constructed of granite under a tiled roof. There is a flying freehold with this property.

**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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