



2 Lansdowne Close, Alverton,
Penzance, Cornwall, TR18 4RJ









2 LANSDOWNE CLOSE, ALVERTON, PENZANCE, CORNWALL, TR18 4RJ

GUIDE PRICE £320,000 FREEHOLD

*** THREE BEDROOMS * LOUNGE * SEPARATE DINING ROOM * CONSERVATORY ***

*** KITCHEN * SHOWER ROOM * OFF STREET PARKING * PLEASANT GARDENS ***

*** NO ONWARD CHAIN * EPC = D * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 82 SQUARE METRES ***

This three bedroom semi detached bungalow in a corner location with gardens to the front, side and rear, offering driveway parking and located in the popular Alverton area of Penzance, within close proximity to all local amenities. The property would benefit from updating but is offered to the market with no onward chain. Double glazed throughout with gas radiators where stated. We highly recommend an early appointment to view.

Door to:

ENTRANCE LOBBY: Tiled floor, door to:

HALLWAY: With access to the loft, radiator, double storage cupboard.

LOUNGE: 14' 10" x 12' 5" (4.52m x 3.78m) With double glazed bow window to the front with shelf, gas fire on tiled hearth and surround, two radiators.

SEPARATE DINING ROOM: 12' 6" x 7' 11" (3.81m x 2.41m) Open arch to the:

KITCHEN: 13' 9" x 8' 6" (4.19m x 2.59m) Stainless steel sink with drainer, wall mounted water heater, a range of wall and base cupboards, plumbing for washing machine, gas cooker point, double glazed windows to the side and rear, pleasant outlook over the garden.

REAR PORCH: 5' 11" x 5' 7" (1.80m x 1.70m) Double glazed window to the side, double glazed door and panel to the rear.

BEDROOM ONE: 11' 7" x 10' 5" (3.53m x 3.17m) Double glazed window to the front, built in mirror wardrobes (no radiator).

BEDROOM TWO: 11' 2" x 7' 11" (3.40m x 2.41m) Double glazed windows to side and rear, pleasant outlook over the garden, radiator, cupboard housing the gas boiler.

BEDROOM THREE: 8' 3" x 6' 5" (2.51m x 1.96m) Radiator, built in wardrobe. Patio doors to:

SINGLE GLAZED CONSERVATORY: 8' 3" x 6' 5" (2.51m x 1.96m)

SHOWER ROOM: 7' 5" x 4' 10" (2.26m x 1.47m) Shower cubicle, double glazed opaque window to the rear, vanity sink with cupboard under, low level WC with concealed cistern, complementary tiling.

OUTSIDE: To the front of the property is a pathway to the front door with mature garden, which continues to the side of the property with a storage shed and greenhouse. Driveway parking to the side of the property. The rear garden has fence and hedge border, mature pond and apple tree.

SERVICES: Mains electricity, gas, drainage, and water (metered)

DIRECTIONS: Via "What3words" app: ///happen.defensive.mint

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for EE which was good. The property is constructed of block under a concrete 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.

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