

24 Dracaena Avenue, Hayle,
Cornwall, TR27 4LZ







24 DRACAENA AVENUE, HAYLE, CORNWALL, TR27 4LZ

£310,000 FREEHOLD

*** MID TERRACED HOUSE * THREE BEDROOMS * LIVING ROOM ***

*** KITCHEN / DINING ROOM * FIRST FLOOR BATHROOM ***

*** GARDEN TO THE REAR * FAR REACHING VIEWS FROM BEDROOM ONE ***

*** GARAGE IN NEARBY BLOCK * EPC = F * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 78 SQUARE METRES ***

Offered to the market in good working order throughout is this nicely presented three bedroom mid terraced house. The accommodation comprises an entrance porch, hall, living room and kitchen diner on the ground floor. On the first floor there are two double bedrooms, one single and a bathroom. Externally there is a garden to the rear laid to lawn with raised decked area, shed and access to the rear. The property also enjoys its own garage in a nearby block. Due to the popularity of properties in the area, we would highly recommend an early appointment to view.

DOUBLE GLAZED DOOR TO:

ENTRANCE PORCH: Glazed to the front and side. Double glazed door to:

HALL: Stairs rising with open area under, three built in cupboards, internet and phone points, thermostat, radiator.

LIVING ROOM: 13' 3" x 12' 4" maximum (4.04m x 3.76m) Double glazed window to the front, radiator, tv point.

KITCHEN / DINING ROOM: 18' 8" x 8' 4" (5.69m x 2.54m) Range of base and wall mounted units, stainless steel single bowl sink unit with mixer tap and drainer, plumbing for washing machine, built in hob and wall mounted double oven, breakfast bar area, two double glazed windows and door to the rear, radiator.

FIRST FLOOR LANDING: Access to the loft, built in cupboard housing wall mounted boiler.

BEDROOM ONE: 11' 6" x 10' 4" maximum (3.51m x 3.15m) Double glazed window to the rear with far reaching semi rural views, radiator.

BEDROOM TWO: 11' 6" x 9' 5" plus door recess (3.51m x 2.87m) Double glazed window to the front, radiator.

BEDROOM THREE: 9' 0" x 8' 7" maximum including built in cupboard (2.74m x 2.62m) Double glazed window to the front, built in cupboard over the stairs, radiator.

BATHROOM: 7' 0" x 5' 6" (2.13m x 1.68m) P shaped bath with electric shower over and glazed screen, low level w.c., pedestal wash hand basin, double glazed window to the rear, radiator.

OUTSIDE: To the front of the property there is a small gravelled area and pathway leading to the front door. To the rear of the property the garden is laid to lawn with an area of slate chippings, a raised decked area, useful storage shed, fenced to one side with walls to the other side and rear, pedestrian gate onto a rear lane giving rear access to the garden.

GARAGE: In nearby block with metal up and over door.

SERVICES: Mains water, electricity, gas and drainage.

AGENTS NOTE: We checked the phone signal with EE which was good. We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. The property is constructed of block 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
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Lettings
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