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FOR SALE
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35 Curnows Road, Hayle,
Cornwall, TR27 4RZ







35 CURNOWS ROAD, HAYLE, CORNWALL, TR27 4RZ

£232,500 FREEHOLD

*** THREE-BEDROOM SEMI-DETACHED HOUSE * LIVING ROOM ***

*** KITCHEN/DINER * FAMILY BATHROOM ***

*** FRONT & REAR GARDENS * GARAGE & DRIVEWAY PARKING ***

*** CONVENIENT LOCATION * COUNCIL TAX BAND = B * EPC = C ***

*** APPROXIMATELY 61 SQUARE METRES ***

Located in a convenient area of Hayle, this three-bedroom semi-detached property offers well-balanced living space ideal for families, first-time buyers or investors. The ground floor features an entrance hall, living room and a kitchen/diner with views over the rear garden. Upstairs, the property benefits from three bedrooms and a family bathroom. Externally, the home boasts front and rear gardens, driveway parking and, a rarity for the area, a good size garage. Viewing is highly recommended to appreciate the property to the full.

DOOR TO:

ENTRANCE HALL: Stairs rising. Door to:

LIVING ROOM: 14' 5" x 12' 7" maximum (4.39m x 3.84m) Double glazed window to the front, storage cupboard under the stairs, radiator. Door to:

KITCHEN: 12' 7" x 8' 10" (3.84m x 2.69m) Range of base and wall mounted units, inset single bowl stainless steel sink unit with mixer tap and drainer, space and point for gas oven with extractor hood over, space and plumbing for washing machine, wall mounted combination boiler, double glazed window and door to the rear, radiator.

FIRST FLOOR LANDING: Access to the loft.

BEDROOM ONE: 9' 5" x 8' 6" (2.87m x 2.59m) Double glazed window to the front, radiator, built in cupboard over the stairs, further built in cupboard with light.

BEDROOM TWO: 8' 1" x 6' 2" (2.46m x 1.88m) Double glazed window to the rear, radiator.

BEDROOM THREE: 8' 1" x 6' 0" maximum (2.46m x 1.83m) Double glazed window to the rear, radiator, high level storage cupboard.

BATHROOM: 6' 2" x 6' 2" (1.88m x 1.88m) Panelled bath with electric shower over, low level w.c., pedestal wash hand basin, double glazed window to the side, heated towel rail.

OUTSIDE: To the front of the property the garden is laid to lawn with a central pathway and mature hedge and tree, along with a good size driveway with parking for two/three vehicles giving access to the garage. To the rear of the property the garden is mostly laid to lawn with fence surround offering a good degree of privacy, an area laid to gravel and patio and a useful storage shed. Door to:

GARAGE: 19' 7" x 9' 6" (5.97m x 2.90m) With metal up and over, power and light, double glazed window to the rear, storage over.

SERVICES: Mains water, gas, electric 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 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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01736 360203

Mousehole
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Carbis Bay
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Camborne
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Lettings
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