



8 Gill An Creet, St. Ives, Cornwall,
TR26 2EW







8 GILL AN CREET, ST. IVES, CORNWALL, TR26 2EW

£265,000 FREEHOLD

- * THREE BEDROOM MID-TERRACED HOUSE * SPACIOUS LIVING ROOM ***
- * OPEN PLAN KITCHEN/DINER * TWO DOUBLE BEDROOMS PLUS ONE SINGLE ***
- * MODERN FAMILY BATHROOM * ENCLOSED REAR GARDEN WITH PATIO ***
- * GARAGE IN NEARBY BLOCK * POPULAR EDGE-OF-TOWN LOCATION IN ST IVES ***
- * EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 71 SQUARE METRES ***

This well-presented three bedroom mid-terraced house is ideally located on the edge of St Ives, offering a fantastic opportunity for first-time buyers, young families, or investors. The ground floor comprises an entrance porch, a spacious living room, and a kitchen/dining room providing a sociable space for everyday living and entertaining. Upstairs, there are two double bedrooms, a further single bedroom, and a family bathroom. Externally, the property benefits from a rear garden laid mainly to lawn with a patio area, perfect for outdoor dining and relaxation. A garage in a nearby block provides useful parking or storage. Situated within easy reach of local schools, amenities, and excellent transport links, this home combines comfort, convenience, and value.

DOUBLE GLAZED DOOR TO:

PORCH: Built in storage cupboard, tiled flooring. Door to:

LIVING ROOM: 14' 11" x 13' 10" (4.55m x 4.22m) Double glazed window to the front, gas fire with stone surround, thermostat, radiator, stairs rising. Door to:

KITCHEN / DINING ROOM: 14' 11" x 10' 6" (4.55m x 3.20m) Range of base and wall mounted units, wall mounted combination boiler, radiator, two double glazed windows and double glazed door to the rear, plumbing for washing machine, built in electric oven, gas hob with extractor hood over, stainless steel single bowl sink unit with mixer tap and drainer.

FIRST FLOOR LANDING: Access to the loft, built in airing cupboard.

BEDROOM ONE: 14' 3" x 8' 11" maximum (4.34m x 2.72m) Double glazed window to the front, radiator.

BEDROOM TWO: 8' 6" x 7' 11" up to a range of built in wardrobes (2.59m x 2.41m) Built in wardrobes, radiator, double glazed window to the rear.

BEDROOM THREE: 7' 9" x 5' 7" (2.36m x 1.70m) Double glazed window to the front, radiator.

BATHROOM: 6' 7" x 5' 6" (2.01m x 1.68m) L shaped bath with glazed screen and mains shower over, low level w.c. with concealed cistern, wash hand basin with storage under, double glazed window to the rear, radiator.

OUTSIDE: To the front, the property is approached via a gravelled courtyard with pathway leading to the front door. The rear garden is laid mainly to lawn, with a paved area directly behind the house and a pathway extending to a private patio at the rear, all enclosed by a wall and fence surround, offering a secure and pleasant outdoor space. In addition, the property benefits from a garage in a nearby block, fitted with a metal up-and-over door, providing useful parking or storage.

SERVICES: Mains water, electricity, gas and drainage.

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

DIRECTIONAL NOTE: Via What3Words: ///inserting.cheesy.seashell

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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