



Marshall's
ESTATE AGENTS



2 St. Michaels Terrace, Penzance, Cornwall,
TR18 2PJ







2 ST. MICHAELS TERRACE, PENZANCE, CORNWALL, TR18 2PJ

£209,950 FREEHOLD

*** TWO BEDROOMS * FIRST FLOOR BATHROOM * LOUNGE/DINING ROOM ***

*** KITCHEN/BREAKFAST ROOM * OFF STREET PARKING * GARDENS ***

*** NO ONWARD CHAIN * REFURBISHMENT REQUIRED * CLOSE TO AMENITIES ***

*** EPC = TBC * COUNCIL TAX BAND = C ***

A two bedroom terraced cottage with gardens and parking in need of some renovation, situated on the outskirts of Penzance and offered for sale with no onward chain. The accommodation comprises of lounge/diner, kitchen/breakfast room and utility on the ground floor. On the first floor there is one double bedroom, one single bedroom and bathroom. There is a paved garden immediately to the front of the property and on the opposite side of the access road there is parking and further garden with shed and aluminium greenhouse.

UPVC double glazed door into:

HALLWAY: Radiator, dado rail, feature archway, stairs rising, door to:

LOUNGE/DINING ROOM: 17' 10" x 10' 8" (5.44m x 3.25m) Double glazed window to front, two radiators, storage cupboard understairs, door into:

KITCHEN/BREAKFAST ROOM: 13' 6" x 9' 0" (4.11m x 2.74m) Two skylights, radiator, shelved cupboard, tiled floor, base and wall units, worksurfaces and tiling over, electric cooker, hob, single drainer sink unit, door to:

UTILITY ROOM: Tap, plumbing for washing machine, tiled floor, cupboard housing boiler, door to outside.

FIRST FLOOR LANDING: Cupboards, access to loft.

BEDROOM ONE: 13' 3" x 11' 4" (4.04m x 3.45m) Double glazed window to front, radiator, period fireplace to one wall (not used).

BEDROOM TWO: 8' 5" x 5' 4" (2.57m x 1.63m) Double glazed window to rear, radiator.

BATHROOM: Double glazed window, radiator, bath with mixer tap over, WC, pedestal wash hand basin.

OUTSIDE: Immediately to the front of the house is a paved garden. On the other side of the access road is parking leading to the garden with a greenhouse and shed.

SERVICES: Mains water, gas, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///choirs.palettes.warmers

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite 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
01736 756627

Lettings
01736 366778



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