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**Greenwood Crescent,  
Penryn**

**Offers in the Region of £200,000  
Freehold**







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## **Property Introduction**

Being offered for sale with no onward chain is this well presented semi-detached property. Due to its construction it is only suitable for cash buyers, however it represents an ideal investment opportunity due to its close proximity to the Tremough University campus or as a family home which it has previously been for the last forty years.

Internally an entrance hallway gives access to the lounge, kitchen and dining room, whilst to the first floor are three bedrooms along with a shower room all of which benefit from majority double glazed windows and a gas fired central heating system.

Externally the property has the benefit of off-road parking for approximately two vehicles with the front garden having a lawn with a variety of shrubs extending to the side. To the rear is a useful outbuilding which could be utilised as a workshop whilst the garden is again laid to lawn with patio and a variety of shrubs.

## **Location**

Situated within an area conveniently situated for the Penryn Railway Station, the Primary and Secondary Schools of Penryn and also the Tremough and Exeter University Penryn Campus. Penryn is a popular market town with a good range of local shops and amenities and being located on the River Fal with its cobbled streets and an array of listed buildings. The town has a strong community and it neighbours the maritime town of Falmouth being just a short distance away and is home to the maritime museum and a larger range of commercial facilities.

The south coast is renowned for its excellent sailing waters as well as its sheltered beaches with a wealth of coves and inlets to explore such as Gyllyngvase, Maenporth and Swanpool. The cathedral city of Truro is approximately fifteen miles distant being the main centre in Cornwall for business and commerce and is home to the Hall for Cornwall located on the piazza.

## **ACCOMMODATION COMPRISES**

Double glazed door with inset stained glass design opening to:-

## **ENTRANCE HALLWAY**

Staircase to first floor, understairs storage cupboard. Radiator.

### LOUNGE 15' 5" x 10' 6" (4.70m x 3.20m)

Three uPVC double glazed windows to front elevation. Gas fire with back boiler. Tiled fireplace and hearth. Radiator.

### KITCHEN 13' 4" x 10' 3" (4.06m x 3.12m) maximum measurements

Two uPVC double glazed windows to rear elevation. Single stainless steel sink unit, a variety of base and wall mounted storage cupboards. Plumbing for automatic washing machine, part tiled walls, recess for fridge. Airing cupboard with immersion heater.

### DINING ROOM 10' 5" x 8' 9" (3.17m x 2.66m) maximum measurements

Two double glazed windows to rear elevation, radiator.

### FIRST FLOOR LANDING

Window to side elevation, access off to:-

### SHOWER ROOM

uPVC double glazed window to front elevation. Close coupled WC, wash hand basin and electric shower with cubicle.

### BEDROOM ONE 13' 11" x 8' 11" (4.24m x 2.72m) plus door recess

Window to rear elevation and radiator.

### BEDROOM TWO 10' 3" x 10' 1" (3.12m x 3.07m)

Double glazed window to side elevation. Built-in double wardrobe and radiator.

### BEDROOM THREE 10' 4" x 8' 6" (3.15m x 2.59m)

Double glazed window to front elevation and radiator.

### OUTSIDE FRONT

To the front of the property are off-road parking facilities for approximately two vehicles. A cast iron pedestrian gateway with steps leads up to the property with a lawned garden to the side offering a variety of shrubs and pathway to the rear.

### REAR GARDEN

The rear garden is enclosed with a useful block built outbuilding which could be suitable for a workshop. The garden has a paved patio along with lawn and central concrete pathway.

### SERVICES

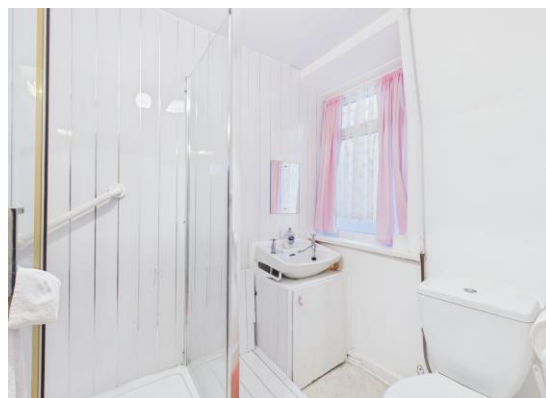
Mains drainage, mains water, mains electric and mains gas.

### AGENT'S NOTES

The Council Tax band for the property is band 'A'. Please note, the property is a 'Cornish Unit' featuring concrete panel construction and is therefore considered to not be mortgageable.

### DIRECTIONS

Proceeding through the town of Penryn, following the road for West Street leading into Treliever Road, take the fourth turning on the left hand side taking you into Greenwood Road. Take the first turning on the left hand side into Greenwood Crescent. At the top of the hill turn right where the property is situate don the left hand side where a MAP For Sale board has been erected for identification. If using What3words:- owes.intervals.hindering

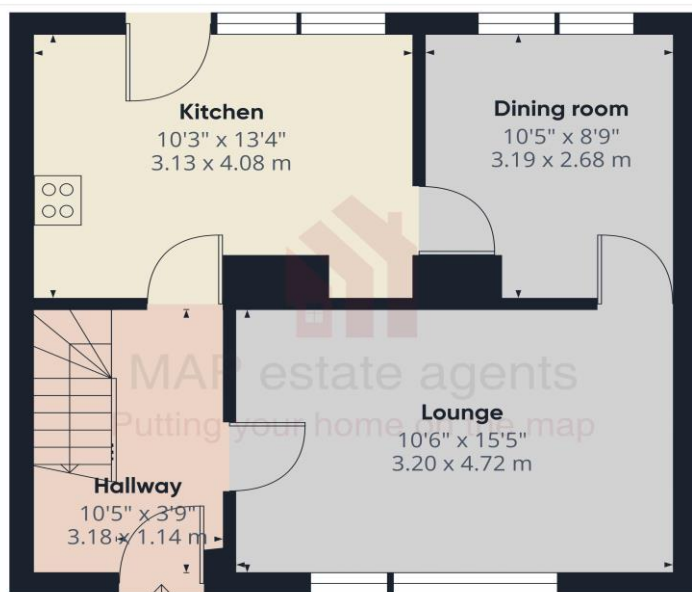


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Semi-detached family home
- Offered for sale with vacant possession
- Lounge with separate dining room
- Three bedrooms
- Majority double glazed windows and doors
- Gas fired central heating system
- Shower room to first floor
- Enclosed gardens with useful outbuilding
- Parking for two vehicles
- Suitable for cash buyers only due to construction



Approximate total area<sup>(1)</sup>  
461 ft<sup>2</sup>  
42.6 m<sup>2</sup>

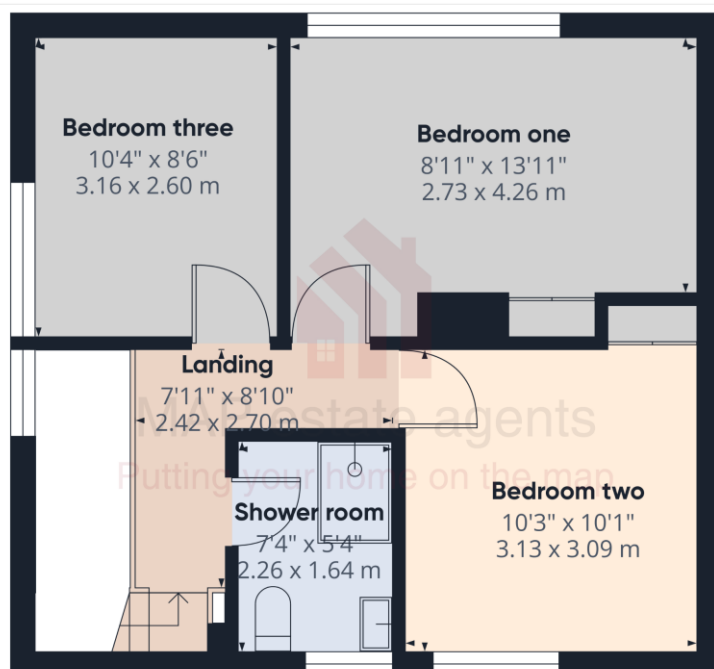
Reduced headroom  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft 10.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
427 ft<sup>2</sup>  
39.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

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