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Putting your home on the map

**Queens Way,
Goldsithney, Penzance**

**£179,950
Freehold**





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Property Introduction

This well presented two bedroom bungalow is being sold with no onward chain.

The well proportioned accommodation briefly comprises living room, kitchen, two bedrooms and the family bathroom. The property is double glazed and warmed via oil-fired central heating to radiators. With gardens to both the front and rear and a parking area close by, we strongly viewing at the earliest opportunity to avoid disappointment.

This property is being sold with a Section 157 restriction that requires buyers to have lived or worked in Cornwall for three years prior to purchase.

Location

Goldsithney is a quaint village situated close to the nearby adjoining village of Marazion and the town of Penzance is nearby with its mainline railway station to London Paddington. Goldsithney caters very well for local conveniences such as a village shop, two public houses with Marazion itself offering further retail outlets and facilities along with its beautiful sandy beach with an array of local eateries taking in the wonderful vista towards St Michaels Mount.

As you would expect from such a location there are a variety of delightful inland and coastal walks making the village a wonderful place to call home. Travelling to other parts of the county the main A30 trunk road is within approximately twenty minutes driving distance, with the cathedral city of Truro being the main centre in Cornwall for business and commerce, a further thirty minutes driving distance away.

ACCOMMODATION COMPRISES

Double glazed panel door to :-

ENTRANCE HALL

Radiator. Built in cupboard. Doors to :-

BEDROOM ONE 11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed window to rear. Radiator. Built-in cupboard with hanging rail.



BEDROOM TWO 10' 5" x 6' 9" (3.17m x 2.06m)

Double glazed window to front. Cupboard with hanging rail. Radiator.

SHOWER ROOM

Fitted with white suite comprising wet room style electric shower, WC and pedestal wash handbasin. Radiator. Tiled splash backs. Obscure double glazed window to rear.



LIVING ROOM 13' 10" x 11' 10" (4.21m x 3.60m)

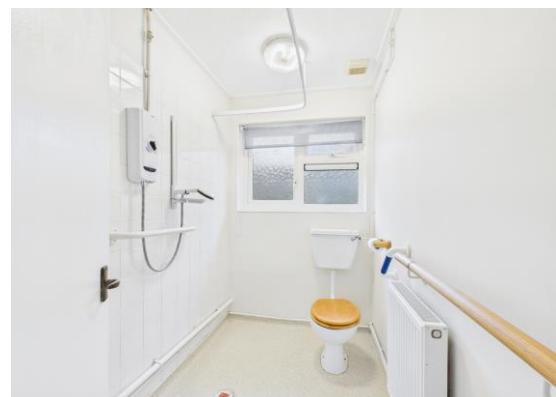
Double glazed windows to front and side. Radiator. Door to :-

KITCHEN 11' 9" x 6' 6" (3.58m x 1.98m)

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Space and plumbing for washing machine. Space and point for cooker. Stainless steel single drainer sink unit. Double glazed window to rear. Double glazed panel door to side.

OUTSIDE

To the front of the property there is a generous lawned garden. There is an access path across for the neighbouring property. To the rear of the bungalow there are steps leading to a further lawned garden. There is also an :-



OUTSIDE BOILER ROOM

Housing a floor mounted oil fired boiler.

SERVICES

The property benefits from mains electricity, mains water and mains drainage and oil fired central heating.

AGENT'S NOTES

Please be advised that the property's Council Tax Band is band 'B'. This property is being sold with a Section 157 restriction that requires buyers to have lived or worked in Cornwall for three years prior to purchase.

DIRECTIONS

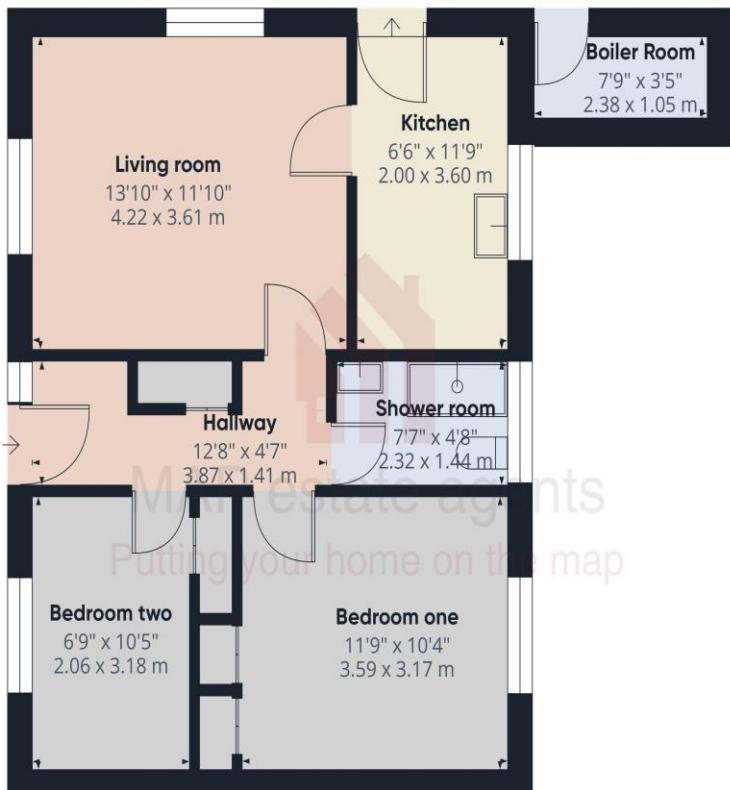
On entering the village of Goldsithney from the west proceed easterly through the village passing the Trevelyan Arms on your left hand side. Take the next turning left on to South Road and then left again in to Queens Way. There is a pathway at the end on the left hand side leading to the property. If using What3words over.unstated.buzzer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	76
EU Directive 2002/91/EC			



MAP's top reasons to view this home



Approximate total area⁽¹⁾

578 ft²
53.6 m²

(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.

GIRAFFE360

- Village location
- Two bedrooms
- Gardens to front and rear
- Resident parking area
- Oil fired central heating
- Double glazed
- Well proportioned accommodation
- No chain sale

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)

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