



ANDREW
EXELBY
ESTATE AGENTS



Princess Street, St Just, TR19

£175,000

2 2

Fantastic renovation opportunity in fabulous Princess Street close to St Just town centre. This surprisingly spacious cottage offers two bedrooms (one ensuite), and good size living accommodation with off street parking, rear garden and a recently installed air source heat pump.

Floor Area
sq. ft.

Tenure
Freehold

Service Charge
£ per annum

Ground Rent
£ per annum

- TWO DOUBLE BEDROOM COTTAGE
- MASTER BEDROOM WITH ENSUITE
- AIR SOURCE HEAT PUMP
- FRONT & REAR GARDENS
- EPC - D
- IN NEED OF SOME IMPROVEMENT
- SITTING / DINING ROOM WITH STOVE
- NO ONWARD CHAIN / CHAIN FREE
- OFF STREET PARKING AT REAR
- COUNCIL TAX BAND - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 94
(81-91) B		
(69-80) C		
(55-68) D	 68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

