



BROAD STREET, PENRYN

£280,000





FULL DESCRIPTION

We are excited to launch this Grade 2 listed town house which presents a promising opportunity for its prospective owner to breathe new life into it. Being sold with no onward chain! While it requires some restoration and attention it will be a lovely home with great outside space once the work has been done. Boasting three bedrooms and shower room down stairs and separate WC, lounge with electric fire, and a kitchen leading to a large beautiful well established garden. Outbuilding/workshop along with a greenhouse. This property invites someone with a vision for restoration project. EPC exempt. Council Tax Band B. Gated parking space for one car.



OTHER INFORMATION

The vendor has advised the following:

Heating Type: Electric storage heaters

Water heating: Immersion heater

Electric Supply: Mains

Water Supply: Mains

Drainage/Sewage Supply: Mains

Broadband: Ofcom

DATA INDOOR

EE limited

Three likely

O2 limited

Vodafone limited

OUTDOOR EE, Three, O2, Vodafone - likely

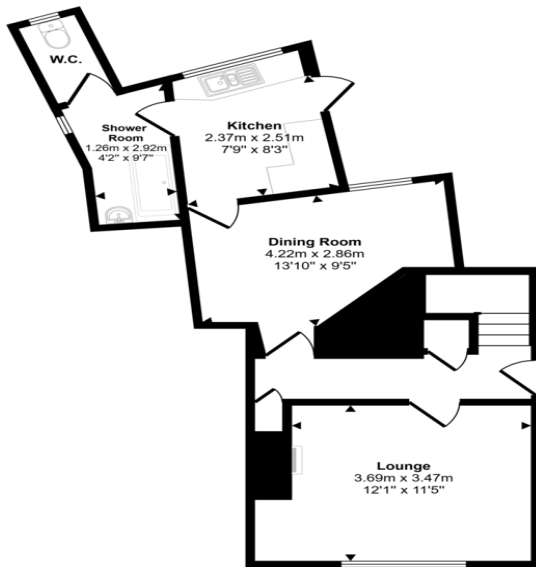
Parking: gated space for one

OTHER INFORMATION

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

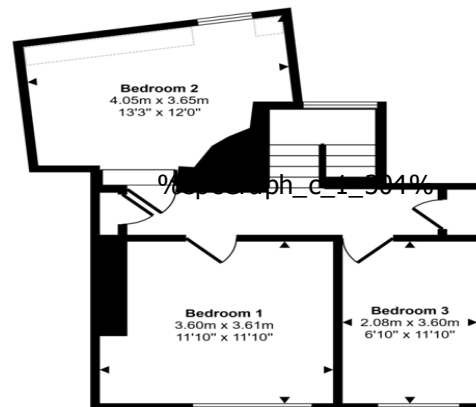


Approx Gross Internal Area
90 sq m / 974 sq ft



Ground Floor
Approx 47 sq m / 502 sq ft

Denotes head height below 1.5m



First Floor
Approx 44 sq m / 473 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.