

3 CARNGLAZE PLACE

St. Ives, TR26 1PX

Price: £200,000 - Guide



CROSS ESTATES

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Amazingly located, just steps from the harbour front is this Grade II listed 2/3 bedroom cottage laid out over 3 floors. Although in need of modernisation, this super property being sold for the first time in over 60 years. Extremely versatile accommodation internally but currently there is a small kitchen / living room and shower room on the ground floor with bedroom. On the first floor there is a large lounge with access to the front and 2 further bedrooms on the 2nd floor. Being sold with no further chain and through the modern auction method of sale which is operated by Iamsold. Buyers fees do apply





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Steps from ground level up to the front door and into

LOUNGE 12' 6" x 13' 1" (3.8m x 4.0m)

Beamed ceiling, sash window to the front with window seat. Power points, UPVC double glazed window to the rear, stairs to ground floor and stairs rising to the 2nd floor.

2ND FLOOR

BEDROOM ONE 9' 6" x 13' 1" (2.9m x 4.0m)

Sash window to the front, window to the rear, power points, door to

BEDROOM TWO 7' 7" x 6' 7" (2.3m x 2.0m)

Sash window to the front with window seat, power point

GROUND FLOOR

KITCHEN / LIVING ROOM 12' 10" x 7' 6" (3.9m x 2.29m)

UPVC double glazed door and window to the side opening into a small shared courtyard, electric radiator, range of eye and base level units with worktop surface over, stainless steel sink unit with taps over, integrated fridge / freezer, cupboard with hot water boiler, power points, TV point, door to

SHOWER ROOM

Large walk in shower with mains connected shower inset, heated towel rail, close coupled WC, wash hand basin.

BEDROOM THREE 9' 10" x 6' 3" (3m x 1.9m)

Window to the front, built in wardrobe housing hanging space and shelving, power point

AGENTS COMMENTS

Although this needs some work, this cottage is in a great location just off from the harbour. Its been in the same family and hasn't been sold in nearly 60 years.

EPC

F

COUNCIL TAX

C

TENURE

Freehold

AGENTS NOTE

There is around a 30% flying freehold with this property. The property is Grade II listed and has had some replacement windows

FLOOD RISK

Food Risk - Very low

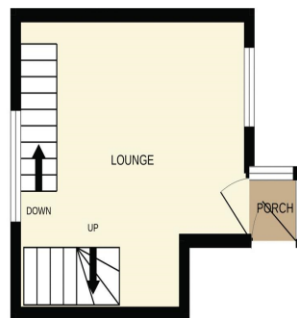


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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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