

# 3 ALBERT TERRACE

St. Ives TR26 2NA

Price: £385,000



# CROSS ESTATES

[www.crossestates.co.uk](http://www.crossestates.co.uk)

Hidden away and located in a traffic free, secluded location, yet close to the centre of St Ives is this super 2 bedroom cottage offering lovely sea and coastal views over St Ives Bay. With open plan living room on the ground floor, double bedroom and bathroom on the first floor and finally a twin bedroom on the second floor. To the front is a small courtyard ideal for that early morning coffee or breakfast. Very well presented internally and being sold with no chain. Viewing is highly recommended



Tel: 01736 793939

Email: [sales@crossestates.co.uk](mailto:sales@crossestates.co.uk)

[www.crossestates.co.uk](http://www.crossestates.co.uk)

## 3 ALBERT TERRACE, St. Ives, TR26 2NA

Hidden away and located in a traffic free, secluded location, yet close to the centre of St Ives is this super 2 bedroom cottage offering lovely sea and coastal views over St Ives Bay. With open plan living room on the ground floor, double bedroom and bathroom on the first floor and finally a twin bedroom on the second floor. To the front is a small courtyard ideal for that early morning coffee or breakfast. Very well presented internally and being sold with no chain. Viewing is highly recommended

Stable Door leading into

### LIVING ROOM 19' 0" x 10' 6" (5.8m x 3.2m)

What a lovely room with bay window to the front, Travertine tiled flooring, stairs to first floor, ample power points, TV point, recess fireplace with space for gas fire, further recess with space with inbuilt cabinet. Kitchen comprises and excellent range of base level units with granite worktop surfaces over, routed worktop space around the butler sink unit, ample power points, space for gas cooker, space for washing machine and integrated slimline dishwasher, Velux window, window to the rear, cupboard under the stairs housing storage and hot water tank

### FIRST FLOOR

Half turn landing with steps to the 2nd floor, doors to

### BEDROOM 10' 6" x 11' 2" (3.2m x 3.4m)

UPVC double glazed bay window the front offering fine views over towards the Island and surrounding coastline, built in wardrobe housing hanging space, electric wall heater, power points

### BATHROOM

Travertine tiled flooring, close coupled WC, circular wash hand basin onset marble with tiled splashback, heated towel rail, roll top bath with shower attachment over, extractor fan, window to the side

### 2ND FLOOR

### BEDROOM 11' 2" x 10' 6" (3.4m x 3.2m)

Velux window to the rear and dormer window to the front offering superb sea and harbour views over the town, slight restricted head room, power points, electric wall heater

### OUTSIDE

To the front of the property is a small fore garden ideal for a small seating set.

### AGENTS COMMENTS

We love this property here in the office, its tucked away in a

traffic free location but still right in town. It has really lovely views and internally has been really well looked after. This is a favourite of ours and we'd love to show you around



**The Property Misdescriptions Act 1991:** Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they must be available by separate negotiation.

**The Data Protection Act 1998:** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.