

8 PARC AN FORTH

St. Ives, TR26 2EZ

Price: £265,000



www.crossestates.co.uk

* THREE BEDROOM HOME WITH ONE AND HALF BATHROOMS AND GARAGE* A superbly presented three bedroom one and half bathroom mid terraced modern home located within one of the town's most well respected residential areas. Offering bright and light accommodation internally with accommodation of a large lounge/ diner, modern fitted kitchen, downstairs WC, with a refurbished shower room, 2 double bedroom and good sized single on the first floor. Externally there is a south facing front patio and good sized enclosed rear patio / courtyard garden and garage en-bloc. Being sold with no further chain and really must be viewed





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Sliding UPVC double doors into small porch with slate flooring and UPVC double glazed door and side glazed panels into

LOUNGE / DINER 14' 9" x 19' 0" (4.5m x 5.8m)

Great sized room with full length UPVC double glazed window to the front overlooking the front garden, electric wall heater, stairs rising to the first floor, power points, TV point, door to

KITCHEN

Recently refurbished with extensive range of eye and base level units with worktop surfaces over, small breakfast bar area, composite one and a quarter sink unit and drainer, 4 ring NEFF induction hob with extractor fan over, eye level NEFF electric

oven, space for fridge / freezer, complimentary tiling, integrated dishwasher, integrated washing machine, power points, door to

INNER HALLWAY

Tiled floor, door to

CLOAKROOM

Enclosed WC, corner wash hand basin

First floor

LANDING

Access to loft space, electric wall heater door to

SHOWER ROOM

Recently refurbished with large walk in shower cubicle and Mira electric shower inset, fully tiled, close coupled WC, ceramic wash hand basin with storage under, tiled flooring, UPVC double glazed window to the rear

BEDROOM TWO 12' 10" x 8' 10" (3.9m x 2.7m)

UPVC double glazed window to the rear, sink unit, built in wardrobe housing hanging space and shelving, power points, electric wall heater

BEDROOM ONE 13' 1" x 8' 10" (4m x 2.7m)

UPVC double glazed window to the front, wash hand basin, built in wardrobe housing hanging space and shelving, power points, electric wall heater

BEDROOM THREE 7' 7" x 5' 7" (2.3m x 1.7m)

UPVC double glazed window to the front, electric wall heater, cupboard over the stairs, power points

OUTSIDE

To the front of the property is a patio / paved fore garden. To the rear is a good sized enclosed courtyard garden with outside tap.

EPC

E

COUNCIL TAX

C

TENURE

Freehold

SERVICES

Mains electricity, mains drainage, mains metered water. Electric wall heaters and immersion form hot water

FLOOD RISK

Sea and River - Very Low Risk Surface water - Very Low Risk

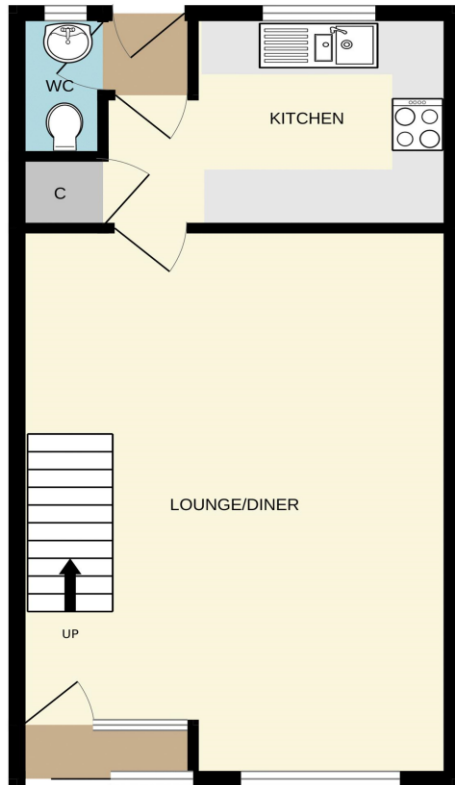
PARKING

There is on road parking within the are and a good sized garage just opposite

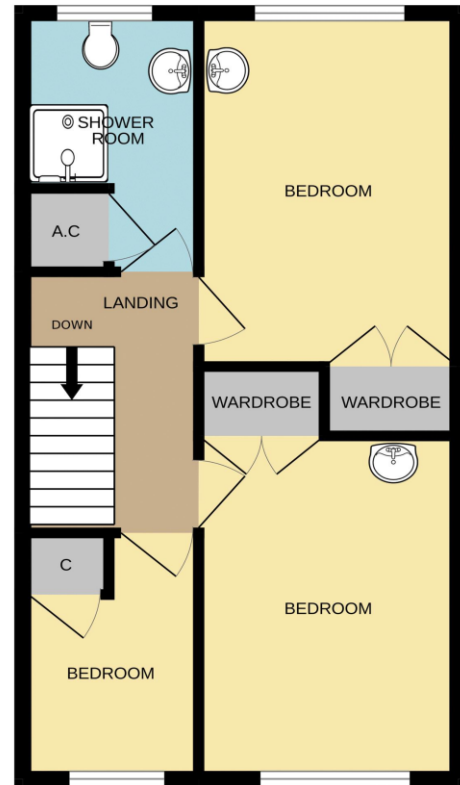


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GROUND FLOOR



1ST FLOOR



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