

# 19 CARNELLIS ROAD

ST IVES, TR26 1BN



# CROSS ESTATES

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**Price: £220,000**

A spacious three bedroom semi-detached home located in one of more popular residential locations in St Ives close to schools, shops and only a short walk down into the centre of town. Although the property is in need of updating it does offer off road parking, gas central heating, double glazing and an enclosed rear garden. Accommodation comprises on the ground floor - Kitchen, living room, conservatory, bathroom, cloakroom and rear lobby and on the first floor three good sized bedrooms. Being sold with no further chain. For material information please use QR code in photos







## 19 CARNELLIS ROAD, ST IVES, TR26 1BN

UPVC double glazed stable style door into

### **KITCHEN** 13' 1" x 7' 10" (3.99m x 2.38m)

Good sized kitchen / dining area with a range of eye and base level units with worktop surfaces over, double glazed window to the front, space and plumbing for washing machine, stainless steel sink unit and drainer with mixer taps over, space for gas cooker, gas combination boiler, power points, door to

### **LIVING ROOM** 13' 4" x 12' 0" (4.06m x 3.66m)

Another good sized room with radiator, power points, slate fireplace with open grate, recess to both sides, one with built in storage, door to inner hallway and double multi glazed doors to the

### **CONSERVATORY** 10' 9" x 10' 0" (3.28m x 3.06m)

Polycarbonate pavilion style roof, radiator, power points, glazing to three sides, double glazed double doors opening out to the rear

### **INNER HALLWAY**

Stairs to first floor, door and window to rear lobby, WC under the stairs, door to

### **BATHROOM** 7' 9" x 6' 5" (2.37m x 1.95m)

UPVC double glazed opaque window to the front, pedestal wash hand basin, panelled bath, close coupled WC, radiator and part tiled walls

### **REAR LOBBY**

UPVC double glazed window to the rear and UPVC double glazed door to the rear

### **FIRST FLOOR LANDING**



Access to loft space UPVC double glazed window to the side and further window to the rear with a storage area

**BEDROOM** 9' 9" x 7' 8" (2.98m x 2.33m)

UPVC double glazed window to the front, power points, radiator

**BEDROOM** 11' 2" x 9' 10" (3.40m x 3m)

UPVC double glazed window to the front, power points, radiator

**BEDROOM** 14' 4" x 8' 8" (4.37m x 2.65m)

UPVC double glazed window to the rear, radiator, power points, wardrobe space, cast fireplace with open grate.

**OUTSIDE**

To the front there is an off road pull in parking space with steps down to the front door and gate access to the side of the property and into the rear garden The rear garden is actually a very good size with low maintenance in mind. Laid to patio, there are 2 covered pergolas and some raised flower beds

**MATERIAL INFORMATION**

Verified Material Information Council tax band: B Property type: House Property construction: Standard undefined construction Energy Performance rating: E Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great Parking: Driveway Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Historical flooding: No Flood defences: No Coastal erosion risk: No Planning

permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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