



Boscarnek

St. Erth

Hayle

TR27 6JD

Asking Price £285,000

- SPACIOUS AND WELL PRESENTED HOUSE
- 3 BEDROOMS
- POPULAR VILLAGE LOCATION
- PRIVATE LOW MAINTENANCE GARDEN
- GARAGE
- NO ONWARD CHAIN



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 710.42 sq ft



This well presented, 3 bed house is located in a popular cul-de-sac within St Erth and offers spacious family accommodation along with low maintenance gardens and garage. Accommodation briefly comprises of a spacious lounge with wood burner, separate dining room, kitchen, 3 first floor bedrooms and a family bathroom. There are low maintenance gardens to the front and rear and single garage. Offered for sale with no onward chain.

LOUNGE

A good size lounge that is semi open plan with the dining room. UPVC double glazed window to the front, stairs rising to the first floor, wooden flooring, electric heater, television point, attractive wood burner set on a slate hearth with wooden surround.

DINING ROOM

UPVC double glazed window to the rear overlooking the garden, wooden flooring, door to kitchen.

KITCHEN

Stainless steel sink unit with adjoining work surfaces, range of base and eye level units, recess for washing machine, cooker and fridge freezer, built in cupboard housing the hot water tank, UPVC double glazed window and door to the rear leading to the garden.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

UPVC double glazed window to the rear with open views, electric heater.

BEDROOM 2

Electric heater, UPVC double glazed window to the front.

BEDROOM 3

Built in wardrobe, UPVC double glazed window to the front.

OUTSIDE

To the front and rear of the house there is a bricked paved low maintenance, enclosed garden with plants, hedging and fencing offering a good degree of privacy.

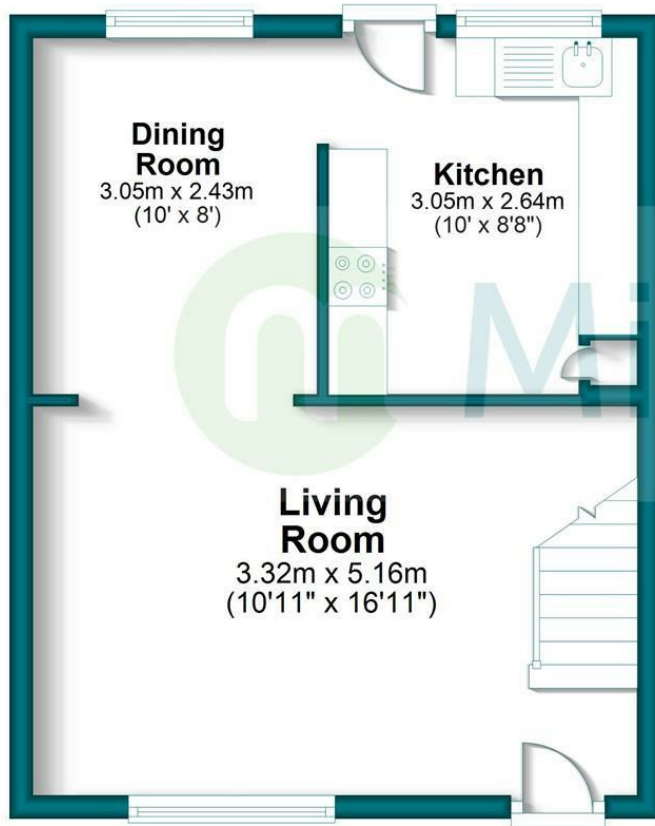
GARAGE

Located a short distance away from the property is a single garage with metal up and over door.



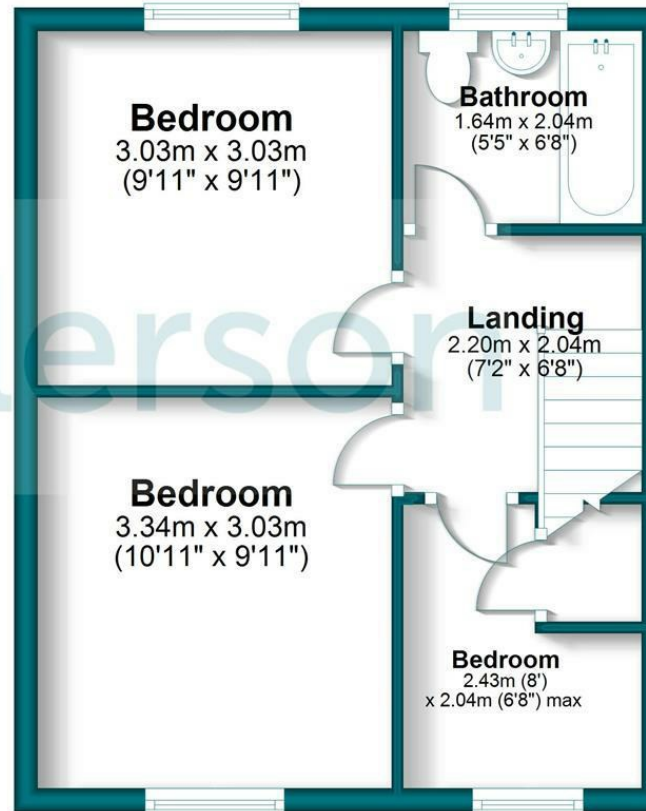
Ground Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 66.8 sq. metres (718.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us

Millerson Estate Agents
50 Fore Street
Hayle
Cornwall
TR27 4DY
E: hayle@millerson.com
T: 01736 754115
www.millerson.com

Valuation Request

