



Tregwary Road
St. Ives
TR26 1BL

Asking Price £325,000

- Lovely Home Set Close To Town
- Bay Views
- Parking
- 2 Bedrooms plus Attic Room
- Lounge
- Kitchen Dining Room and Conservatory
- large Enclosed Rear Garden
- Storage Sheds
- Viewing Advised
- EPC - TBC



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 828.82 sq ft



Entrance

Double glazed front door opening into

Reception Hall

Carpet. Radiator. Carpeted stairs rising to the first floor landing. Multi pane door into:

Living Room

13'11 x 11'10 (4.24m x 3.61m)

Carpet. Radiator. Double glazed window to the front aspect offering a view out into St Ives Bay. Feature fireplace with wooden surround and mantle above with a gas fire inset. Large understairs storage cupboard. Multi pane door into:

Kitchen ,Dining Room, Conservatory

15'02(max) x 13'04(max) (4.62m(max) x 4.06m(max))

An 'L' shaped room. Tiled flooring. base level units and drawers with recess for a washing machine. Rolled edge work surfaces above incorporating a stainless steel 1 1/4 sink drainer. Integrated 4 ring gas hob with oven grill below and extractor fan above. Eye level units. Double glazed window to the rear aspect overlooking the rear garden. Further base and eye level units with central glass fronted display cupboards. Double glazed patio doors opening out into the enclosed rear garden with double glazed surrounds.

Returning to the reception hall there are carpeted stairs with handrail to side rising to:

Landing

Carpet. Double glazed window to the front aspect offering a lovely view out across the town and out into St Ives bay. Carpeted stairs rising up into the attic room. Doors opening into:

Bathroom

6'05 x 5'11 (1.96m x 1.80m)

Tiled flooring. Panel bath with shower above of the mains. Pedestal hand wash basin. Dual flush low level W/c. Radiator. Obscure double glazed window to the rear aspect. Extractor fan. Tiled splashbacks and surrounds incorporating a full width mirror. Storage cupboard.

Bedroom

9'10 x 8'04 (3.00m x 2.54m)

Carpet. Radiator. Double glazed window to the rear aspect overlooking the enclosed rear garden. Wardrobe housing the gas boiler.

Bedroom

10'01 x 8'11 (3.07m x 2.72m)

Carpet. Radiator. Double glazed window to the front aspect offering a lovely view out into St Ives bay. Fitted wardrobe offering hanging space and shelving. Fitted cupboard.

From the landing, there are carpeted stairs rising up into:

Attic Room

11'07 x 8'09 (3.53m x 2.67m)

Carpet. Velux window to the front aspect. Storage cupboards into the eaves. Shelving

Outside

To the front of the property is off road parking for 1 car with steps rising up to the front door. To the side is a double glazed door opening into:

Storage room

17'08 x 5'04 (5.38m x 1.63m)

Creating the ideal storage area for garden equipment or drying clothes. Stable type door opening into:

Rear Garden

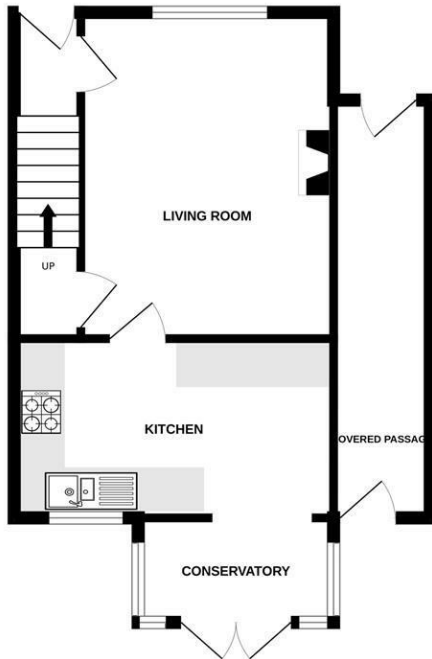
The rear garden is completely enclosed and offers a large patio area with raised flowerbeds to the side and enclosed by fencing. Block built shed housing an outside toilet. From the patio area are steps rising up onto a lawn garden with stepping stone path leading up to the rear patio area, enclosed by fencing and offering flowerbeds with a number of specimen shrubs and plants. From the lawn area are steps leading up through an archway into the top area of garden that is gravelled and paved there are raised flower beds and a large summer house. To the rear is a BBQ area. The next door neighbour does have a right of access through the garden and out to the front via the storage room



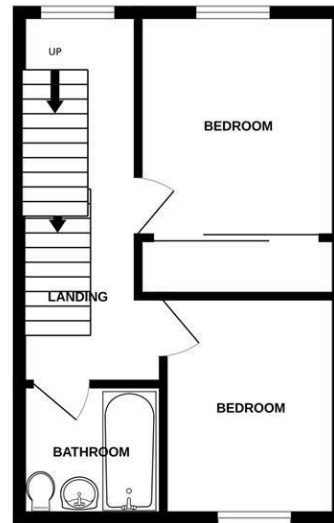
Directions To Property

Head up The Stennack passing the doctors surgery and Co-op at mini round about turn right and then first right into Tregway Road where the property will be found on the left

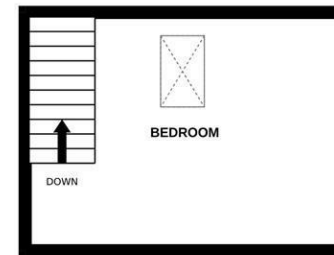
GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



2ND FLOOR
153 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Valuation Request

