

3 Gorse Close, Newquay, TR7 2TP



SEMI DETACHED 2 BEDROOM BUNGALOW WITH DRIVEWAY PARKING, A GARAGE AND A SMALL PRIVATE GARDEN REQUIRING MODERNISATION THROUGHOUT

- Semi-detached bungalow
- Single garage, recent electric door
- Conservatory
- REQUIRING WORK THROUGHOUT
- Driveway Parking
- Quiet cul-de-sac location
- Gas central heating, recent boiler
- Small private level garden
- VACANT WITH NO ONWARD CHAIN

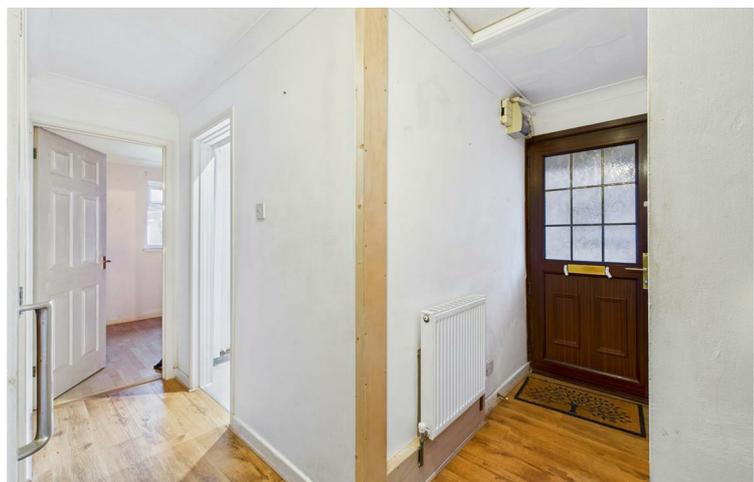
Reduced To £269,950 Freehold

TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band B

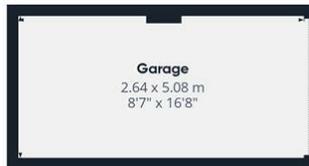
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

76.8 m²
826 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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