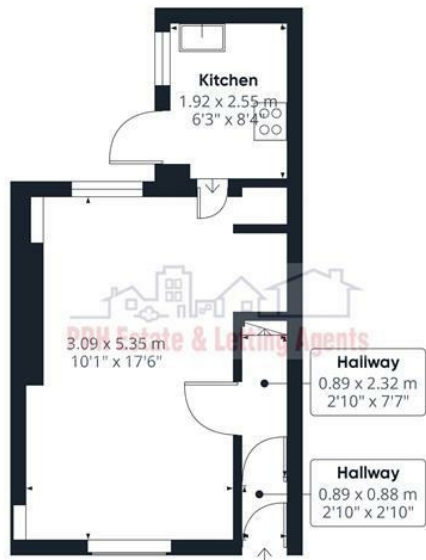




Floor 0



Floor 1



Penzance

£195,000



12 Gwavas Street  
Penzance  
TR18 2DF

£195,000

## KEY FEATURES

- Freehold Terraced House
- Central Location
- 2 Bedrooms
- Basement & Outbuilding
- Mains Gas, Electric Water & Drainage are connected
- EPC - Commissioned
- Gas Central Heating
- Council Tax Band B
- Ofcom suggest Ultrafast Broadband is available and Mobile Phone coverage is good on most networks

## DIRECTIONS

From our Penzance office proceed up Causewayhead. Turn right onto Taroveor Road. Take the 5th turning on the left onto St Marys Street and then the 2nd on the right onto Gwavas Street. Number 12 is located on the right 3/4 way down the terrace.



*A conveniently located two-bedroom freehold terraced house, within close reach of Penzance town centre, making the property's location particularly appealing for those wanting shops, cafés, restaurants, local amenities and the bus and railway stations close at hand.*

*The property is offered without a chain, offering an excellent opportunity for a first-time buyer, investor or anyone looking for a conveniently located home within close reach of the amenities.*

*The front door opens into an entrance vestibule, leading into the hallway with access to the principal rooms. The lounge/dining room provides a comfortable living space. To the rear is the kitchen, with space for the usual appliances. On the first floor are two bedrooms and the family bathroom, which is fitted with a corner shower. The principal bedroom is a particularly good-sized room, benefiting from two windows which provide plenty of natural light, together with useful built-in wardrobes.*

*To the rear is a useful outbuilding, providing valuable additional storage or workspace. There is also an opening to a basement area, which has restricted head height but offers useful additional storage space.*

*The property benefits from gas central heating and is offered for sale as a freehold property. Mains Electric, Gas, Water and Drainage are connected. Council Tax: Band B. Broadband: Ofcom indicates that ultrafast broadband is available in the area, and that mobile coverage is good on most networks.*

