

10 Nanjivey Terrace, St Ives,
Cornwall, TR26 1BQ

 Marshall's
ESTATE AGENTS









10 NANJIVEY TERRACE, ST IVES, CORNWALL, TR26 1BQ

GUIDE PRICE £285,000 FREEHOLD

*** TWO DOUBLE BEDROOMS * OFF STREET PARKING FOR ONE VEHICLE ***

*** NO ONWARD CHAIN * OPEN PLAN LOUNGE/DINING ROOM ***

*** KITCHEN * COURTYARD GARDEN TO FRONT ***

*** CLOSE TO AMENITIES * EPC = C * COUNCIL TAX BAND = C ***

*** APPROXIMATELY 65 SQUARE METRES ***

A nicely presented two bedroom terraced home in an elevated position above St Ives, with the added advantage of parking space to the rear. The property is situated close to all the amenities in the town to include beaches, transport links and the coast line. The accommodation comprises of an open plan living/dining room and kitchen on the ground floor, two double bedrooms and bathroom on the first floor. To the front of the property is a small garden with sitting area enjoying views across the town and there is a parking space for one vehicle to the rear. The property is offered for sale with no onward chain and a viewing is highly recommended.

Half glazed wooden front door into:

HALLWAY: Internally open into the:

LOUNGE/DINING ROOM: 19' 11" x 17' 6" (6.07m x 5.33m) Stairs rising, decorative fireplace, double glazed windows to front and rear with wooden flooring, door to:

KITCHEN: Range of base and wall mounted cupboards with rolltop worksurfaces over, integral hob, oven with extractor fan, double glazed door and window to rear.

FIRST FLOOR LANDING: Access to loft space, door to:

BEDROOM ONE: 13' 10" x 10' 3" (4.22m x 3.12m) Two double glazed windows to front with views across the town.

BEDROOM TWO: 9' 4" x 9' 1" (2.84m x 2.77m) Double glazed window to rear.

BATHROOM: P shape bath, WC, pedestal wash hand basin, window to rear, cupboard housing gas boiler.

OUTSIDE: To the front of the property there is a paved courtyard garden enjoying views across the town and to the rear there is a parking space.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///until.circus.duke](https://www.what3words.com/#!/en/untillcircusduke)

ANGETS NOTE: We understand from Openreach website that Superfast Broadband (FTTC) is available to the property. The property is constructed of granite under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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