

## 25 GARTH-AN-CREET

St. Ives, TR26 2ER

Price: £265,000

Set within one of the more popular residential locations within St Ives is this bright, light and spacious three bedroom mid terrace property with enclosed rear gardens and garage. Offering gas central heating and double glazing, the property has been used as main home and long term rental property over many years. On the ground floor is an entrance porch, large living room and large kitchen diner with door out to the rear gardens and on the first floor, three bedroom and a bathroom. The property does come with a garage en-bloc and the potential for further parking subject to consents to the front. Being sold with no further chain



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UPVC double glazed door and glazed side panel into

### **ENTRANCE PORCH** 6' 1" x 5' 1" (1.85m x 1.54m)

Ideal space for shoes and coats, door and side panel leading into

### **LIVING ROOM** 14' 10" x 13' 10" (4.52m x 4.21m)

UPVC double glazed window to the front with radiator under, ample power points, TV point, fireplace with space for gas fire, stairs to first floor with ample space under arch into

### **KITCHEN / DINER** 14' 11" x 10' 8" (4.54m x 3.24m)

Good sized room with an good range of eye and base level units, plumbing and space for washing machine and dishwasher, space for gas cooker with extract fan over, stainless steel sink unit and drainer with taps over, radiator, plenty of room for table and chairs, UPVC double glazed window to the rear along with a UPVC double glazed door and further window to the rear garden

### **FIRST FLOOR LANDING**

Doors to all rooms, access to loft space, built in cupboard housing the gas boiler.

### **BATHROOM** 6' 7" x 5' 6" (2.01m x 1.67m)

UPVC double glazed frosted window to the rear, low level WC, pedestal wash hand basin, panelled bath with electric shower over, radiator, part tiled walls

#### **BEDROOM** 7' 10" x 10' 4" (2.4m x 3.16m)

UPVC double glazed window to the rear, wardrobe space, power points, radiator

#### **BEDROOM** 12' 6" x 8' 8" (3.80m x 2.63m)

UPVC double glazed window to the front, radiator, power points, built in wardrobes housing hanging space and shelving

#### **BEDROOM** 7' 1" x 5' 10" (2.16m x 1.79m)

UPVC double glazed window to the rear, power points, radiator

#### **OUTSIDE**

To the front is a front garden laid mainly to gravel with pathway to the front doors. Subject to consents you could easily, as other have done, put parking in this area for one vehicle. To the rear is a good sized enclosed garden laid to lawn and bordered by fencing. There is gate access to the rear and onto the area where the garage en-bloc is situated

#### **GARAGE**

There is a garage en-bloc, easily accessed by the gate at the rear of the garden

#### **MATERIAL INFORMATION**

Verified Material Information Council tax band: B Tenure: Freehold Property type: House Property construction: Standard undefined construction Energy Performance rating: C Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Mains gas-powered central heating is installed. Heating features: Double glazing Broadband: FTTP (Fibre to the

Premises) Mobile coverage: O2 - Great, Vodafone - Good, Three - Poor, EE - Good Parking: Garage En Bloc and On Street Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Historical flooding: No Flood defences: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Loft access: No All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### **AGENTS NOTE**

The property is currently unregistered so new owners will become first registered.



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