



Marshall's

ESTATE AGENTS



1 Princess Street, St. Just,
Penzance, Cornwall, TR19 7LD







1 PRINCESS STREET, ST. JUST, PENZANCE, CORNWALL, TR19 7LD

£160,000 FREEHOLD

*** THREE BEDROOMS * FIRST FLOOR SHOWER ROOM * LOUNGE ***

*** KITCHEN/DINING ROOM * DOUBLE GLAZING * NIGHT STORAGE HEATERS ***

*** NO ONWARD CHAIN * SOME REFURBISHMENT REQUIRED * CLOSE TO TOWN CENTRE ***

*** NO ALLOCATED ON STREET PARKING * EPC = E * COUNCIL TAX BAND = A ***

*** APPROXIMATELY 55 SQUARE METRES ***

A mid terraced cottage situated close to the centre of St Just, within level access to all the amenities and offered for sale with no onward chain. The accommodation comprises of lounge, kitchen/dining room on the ground floor. Three bedrooms and shower room on the first floor. The property is double glazed where stated and heated via night storage heaters and is offered for sale with no onward chain.

Half glazed door into:

HALLWAY: Stairs rising, door to:

LOUNGE: 12' 5" x 9' 7" (3.78m x 2.92m) UPVC double glazed window to front, night storage heater, fireplace to one wall (not used), door to:

KITCHEN: 15' 6" x 8' 3" (4.72m x 2.51m) Double glazed window to side, half glazed door to rear, night storage heater, range of base and wall unit with worksurfaces and tiling over, single drainer stainless steel sink, plumbing for washing machine, electric cooker point, understairs storage.

FIRST FLOOR LANDING: PIV system, night storage heater, access to loft, doors to:

BEDROOM ONE: 10' 11" x 9' 2" (3.33m x 2.79m) Double glazed window to front, night storage heater.

BEDROOM TWO: 8' 0" x 6' 1" (2.44m x 1.85m) Double glazed window to front.

BEDROOM THREE/STUDY: 7' 3" x 4' 3" (2.21m x 1.30m) Double glazed window to side.

SHOWER ROOM: Inset spotlights, WC, pedestal wash hand basin, fully tiled shower cubicle, shaver point and light.

OUTSIDE: To the rear of the property there is a communal garden/courtyard with additional storage shed.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "What3Words" app: ///trucks.remember.unguarded

AGENTS NOTE: We understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was good. 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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