



ANDREW EXELBY
ESTATE AGENTS



Queen Street, St Just TR19
Penzance

Guide Price
£175,000

Tenure: Freehold

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- TWO BEDROOM TERRACED COTTAGE
- IN NEED OF SOME UPDATING & REFURB
- ENCLOSED REAR GARDEN
- KITCHEN/DINER WITH LEAN-TO
- ON STREET PARKING TO FRONT
- UPVC DOUBLE GLAZED THROUGHOUT
- EPC - E
- COUNCIL TAX BAND - A

DESCRIPTION

A very traditional terraced granite cottage on a popular terrace within a short walk of St Just town centre that benefits from there being on-street parking outside the door.

The cottage is something of a blank canvas, but offers buyers an opportunity to add value and renovate; perhaps with a two storey extension to the rear. The ground floor has a good-size kitchen/diner with a lean-to sun room at the back. There is a built-in airing cupboard abutting the entrance to a walk-in wet room/shower room. To the front is a spacious sitting room with an open fireplace, uPVC double glazed window to the front and an understairs storage cupboard. To the first floor are two bedrooms.

To the rear of the property is a rear courtyard garden with some raised beds and a stone-built shed at the end of the garden next to a timber gate for access to the rear lane. The property is available with no onward chain.

LOCATION

St Just is a very popular town with a thriving community and a varied mix of busy shops and businesses. Properties here are predominantly granite cottages harking back to the tin mining era and St Just's prosperous heritage.

Boasting two fantastic butchers, four pubs, traditional grocers, and two convenience stores, St Just has all the essentials covered, as well as offering well-respected art galleries, popular eateries, and some stunning coastal walks nearby.

There is both a primary and secondary school in St Just, both rated as Good by Ofsted most recently. Penzance is approximately 8 miles away.

ENTRANCE HALL

uPVC double glazed door leads in. Carpet.

SITTING ROOM - 4.35m x 3.25m (14'3" x 10'7")

uPVC double glazed window to front with window seat. Open fireplace. Inset shelves. Understairs storage cupboard. Carpet.

KITCHEN/DINER - 4.36m x 3.69m (14'3" x 12'1") narrows to 1.6 & 2.01

Base and wall units with worksurfaces and stainless steel sink and drainer. Window and door to lean-to sun room. Airing cupboard. Vinyl floor. Night storage heater.

SUN ROOM - 1.63m x 2.18m (5'4" x 7'1")





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SUN ROOM - 1.63m x 2.18m (5'4" x 7'1")

Block-built lean-to with uPVC double glazed window and door out. Polycarbonate roof. Water tap.

SHOWER/WET ROOM - 1.86m x 1.51m (6'1" x 4'11")

Walk-in wet room with electric shower, wash basin and double glazed window to rear.

BEDROOM - 2.48m x 4.01m (8'1" x 13'1")

Double bedroom with uPVC double glazed window to heater.

BEDROOM - 1.84m x 2.8m (6'0" x 9'2")

Smaller double bedroom with uPVC double glazed window to front. Carpet.



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