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**Trezela Road,
Penzance**

**Guide Price £200,000
Freehold**





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Property Introduction

Offered to the market with vacant possession, this two bedroomed terraced home offers well proportioned accommodation arranged over two floors.

At ground floor level there is a spacious living room, kitchen/diner and useful cloakroom. Upstairs there are two bedrooms and the shower room.

There is a walled front garden and a pretty enclosed rear garden with gated access to the rear service lane. The house is double glazed and warmed via gas central heating to radiators.

Location

Penzance is a thriving town and is the largest in West Cornwall and offers a wide range of retail outlets with many independent shops alongside the larger chain stores. The town has a wonderful promenade which takes in the stunning sea views over Mounts' Bay, located at the end of the promenade is the Jubilee Pool, an open air large Art Deco pool with a newly installed thermal pool.

Other attractions include Morrab Gardens, it's a wonderful park with a fountain, sub-tropical trees and a band stand. Also in the town is Penlee Park which has a children's play area, tennis club and a museum.

ACCOMMODATION COMPRISES

Covered porch with double glazed panel door to:-

ENTRANCE HALL

Stairs rising to first floor. Door to:-

LIVING ROOM 11' 10" x 11' 7" (3.60m x 3.53m) maximum measurements

Fireplace housing gas fire. Double glazed window to front. Radiator. Smoke alarm. Door to:-

KITCHEN/DINER 15' 4" x 6' 6" (4.67m x 1.98m) maximum measurements

Fitted with a matching range of light wood effect wall and base cupboards with roll edge worksurfaces over. Space for cooker. Space and plumbing for washing machine. Stainless steel single drainer sink unit. Two double glazed windows to rear. Understairs storage cupboard. Radiator. Door to:-

REAR LOBBY

Built in cupboard. Door to rear garden. Door to:-

GROUND FLOOR CLOAKROOM

Fitted with high cistern WC. Window to rear.

From entrance hall, stairs rising to:-

FIRST FLOOR LANDING

Access hatch to loft. Smoke alarm. Doors to:-

BEDROOM ONE 11' 9" x 9' 7" (3.58m x 2.92m) maximum measurements into recess

Double glazed window to front offering a glimpse between the houses of the sea. Built-in cupboard housing gas combination boiler. Further built-in cupboard. Radiator.

BEDROOM TWO 8' 10" x 8' 2" (2.69m x 2.49m) maximum measurements

Double glazed window to rear. Radiator.

SHOWER ROOM

Walk-in shower enclosure with glazed screen housing electric shower unit, fitted with a white suite comprising WC and pedestal wash handbasin. Obscure double glazed window to rear. Radiator.

OUTSIDE

To the front of the property there is an enclosed front garden planted with a range of plants and shrubs. The enclosed rear garden has gated access to the pedestrian service lane.

SERVICES

Mains water, mains electricity, mains drainage and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

From Penwith College proceed towards West Cornwall Hospital and at the roundabout take the second exit on to Penalverne Avenue. Take the second turning on the right into Trezela Road and the property will be found towards the end of the road on the right hand side. If using What3words:- bulb.pronouns.firms

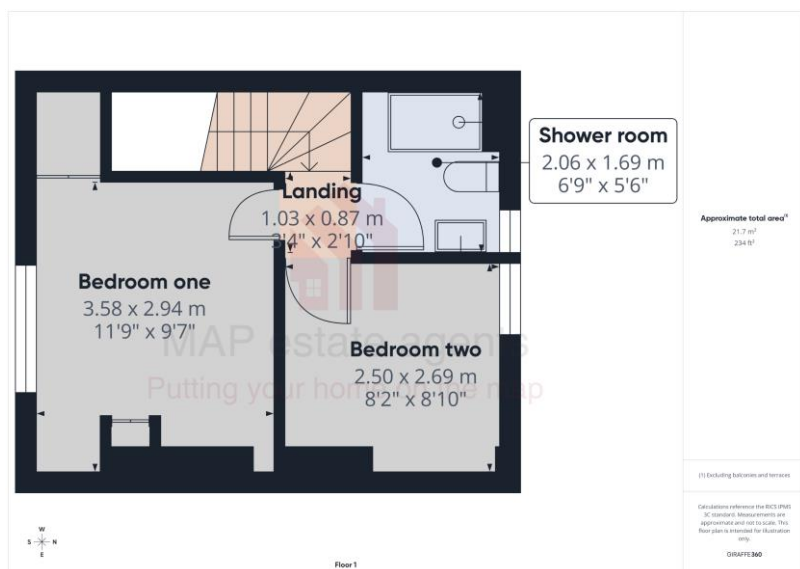
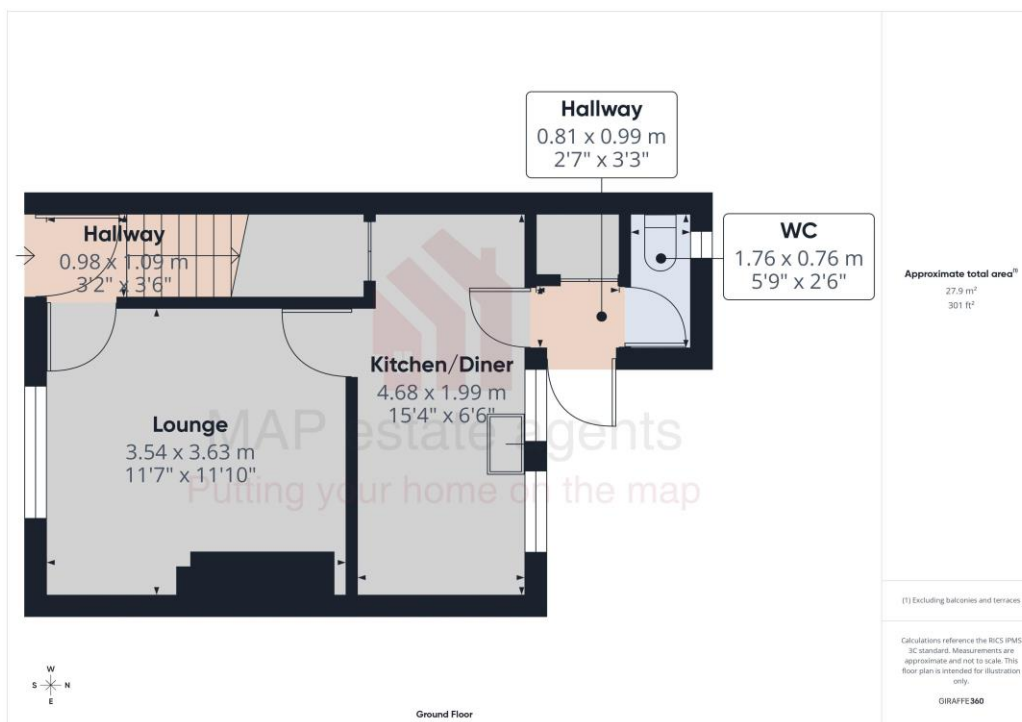


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Two bedrooms
- Ground floor cloakroom
- First floor bathroom
- Enclosed rear garden
- Gas central heating
- Double glazing
- Close to town and schools
- Offered for sale with no onward chain



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01326 702400 (Helston & Lizard Peninsula)

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