

48A PORTHIA ROAD

St. Ives, TR26 2JB

Price: £255,000



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A spacious two-bedroom mid-terraced home with off-road parking and a lovely enclosed rear garden, situated within a popular residential area of St Ives. 48a Porthia Road is a tidy and well-proportioned two-bedroom home offering comfortable accommodation arranged over two floors. The property benefits from gas central heating, double glazing, off-road parking and a particularly pleasant rear garden. The house has been well maintained overall, although there is some scope for light updating and cosmetic improvement, allowing a new owner to put their own stamp on the property.



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ENTRANCE HALLWAY

Front entrance door opening into the hallway with doors to the living room and ground floor WC.

CLOAKROOM / WC

Fitted with a close-coupled WC and wash hand basin, with radiator.

LIVING ROOM

A good-sized living room with double-glazed window to the front aspect providing plenty of natural light. Radiator, ample power points and TV point. Staircase rising to the first floor and door through to the kitchen/dining room.

KITCHEN / DINING ROOM

A spacious kitchen/dining room offering a good range of eye and base-level units with ample worktop surfaces over. Stainless steel sink unit and drainer, four-ring gas hob with electric oven beneath, plumbing and space for washing machine and space

for fridge/freezer. There is ample room for a dining table and chairs, making this a practical everyday living and entertaining space. Further benefits include ample power points, Worcester gas boiler and a door providing direct access to the rear garden.

FIRST FLOOR LANDING

Access to loft space and doors to all first-floor rooms.

BEDROOM ONE

A good-sized double bedroom with double-glazed window to the front aspect, radiator and power points.

BEDROOM TWO

A further well-proportioned bedroom with double-glazed window overlooking the rear garden, radiator and power points.

BATHROOM

Fitted with a panelled bath with electric shower over, pedestal wash hand basin and close-coupled WC. Radiator and part-tiled walls.

OUTSIDE

To the rear is a lovely, good-sized enclosed garden, providing an excellent outdoor space for relaxing and entertaining. Immediately outside the property is a decked seating area leading onto a lawn, with a small drying area positioned towards the rear. The property also benefits from off-road parking.

AGENTS NOTE

48a Porthia Road represents a great opportunity for buyers looking for a spacious two-bedroom home in an established and popular residential location. While perfectly usable in its current condition, the property would benefit from some light cosmetic updating and offers plenty of potential for a purchaser to personalise the accommodation to their own taste.

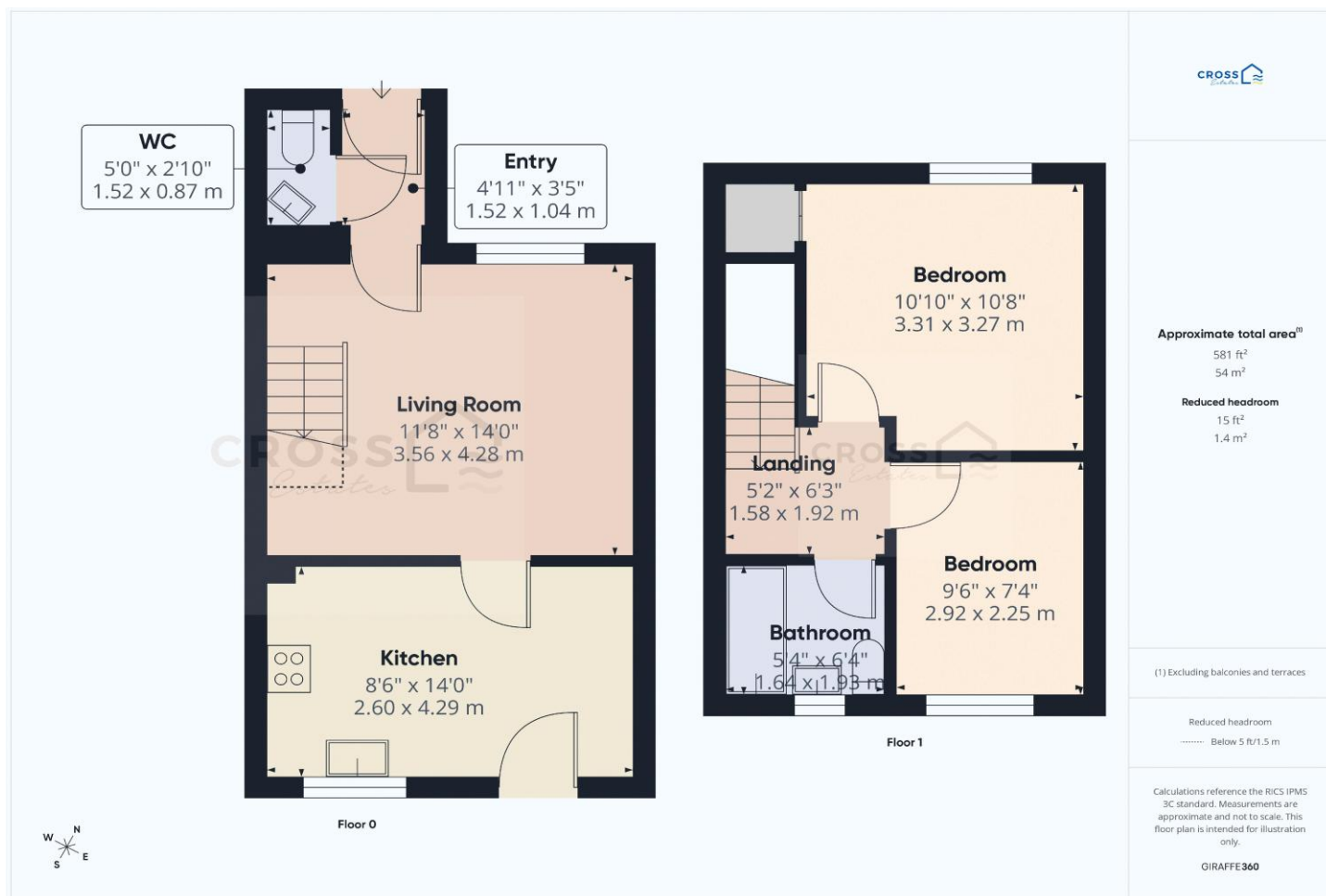
MATERIAL INFORMATION

Verified Material Information ## Costs and tenure Tenure: Freehold Council tax band: B EPC rating: C ## The building Mid-terrace house, standard construction Accessibility adaptations: None No spray foam insulation ## Services Mains electricity Mains water Mains foul drainage Mains surface water drainage Mains gas central heating Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 great, Vodafone great, Three ok, EE good Parking: Off Street Not in a controlled parking zone No disabled parking available ## Risks and restrictions Not a listed building Not in a conservation area No tree preservation order Non-coal mining area: yes 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.



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