

3 Gorse Close, Newquay, TR7 2TP



SEMI DETACHED 2 BEDROOM BUNGALOW WITH DRIVEWAY PARKING, A GARAGE AND A SMALL PRIVATE GARDEN REQUIRING MODERNISATION THROUGHOUT

- Semi-detached bungalow
- Single garage, recent electric door
- Conservatory
- REQUIRING WORK THROUGHOUT
- Driveway Parking
- Quiet cul-de-sac location
- Gas central heating, recent boiler
- Small private level garden
- VACANT WITH NO ONWARD CHAIN

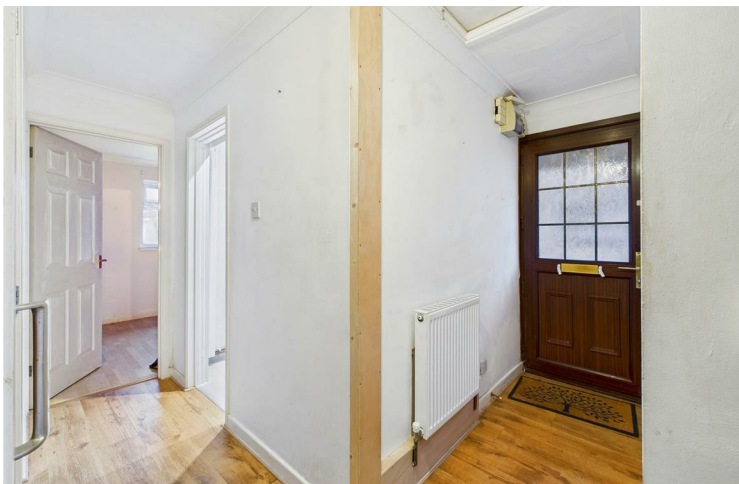
Price £279,950 Freehold

TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band B

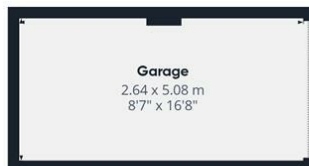
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		27
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
76.8 m²
826 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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