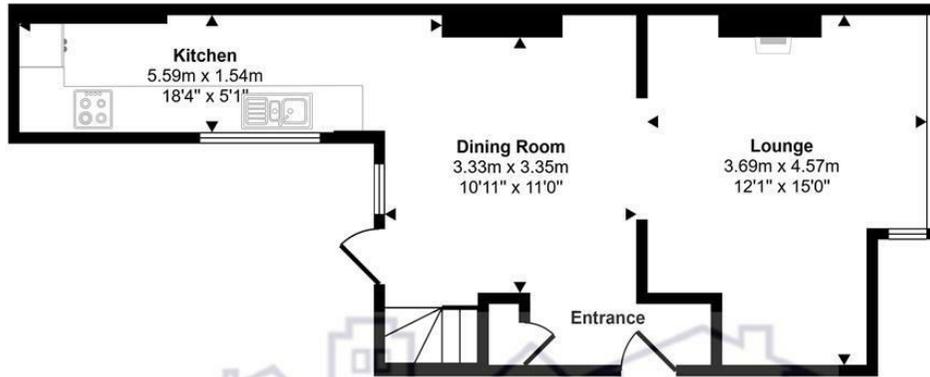
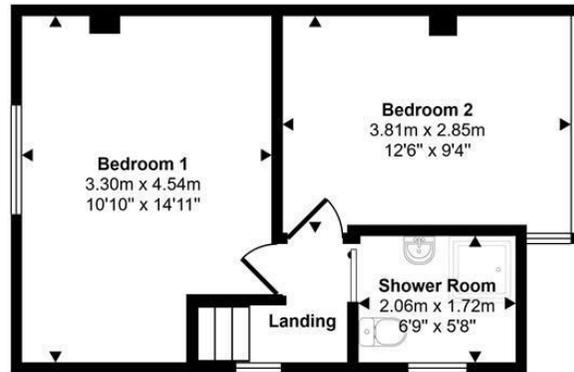


Approx Gross Internal Area  
71 sq m / 765 sq ft



Ground Floor  
Approx 39 sq m / 420 sq ft

PRH Estate & Letting Agents



First Floor  
Approx 32 sq m / 345 sq ft



Penzance

£250,000



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

PRH is a trading name of PRH Lettings Limited. Registered office: 15 Alverton Street, Penzance, Cornwall, TR18 2QP. Registered in England No. 6667569



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34 Kenstella Road  
Penzance  
TR18 5AY

£250,000

## KEY FEATURES

- Freehold House
- Sought After Village Location
- 2 Reception Rooms
- 2 Bedrooms
- Off Road Parking for 1 Vehicle
- EPC D (58 78)
- Chain Free

## DIRECTIONS

As you enter the Village of Newlyn, proceed up Chywoone Hill. Kenstella Road is 3/4 of the way up the hill on the left. Once on Kenstella Road, take the first turn on the left where the property is situated on the left side of the street.

*This well-positioned end-of-terrace house is situated in the increasingly popular fishing port of Newlyn, offering views of the sea from the front elevation.*

*The ground floor accommodation comprises an entrance hall, a living room, a separate dining room, and a fitted kitchen. From the dining area, stairs lead to the first floor.*

*The first floor features two double bedrooms and a shower room. The property also benefits from a movable metal staircase providing access via a skylight to the flat roof.*

*Externally, the property offers valuable off-road parking for one vehicle at the front. To the rear is a small, manageable courtyard with a useful storage shed.*

*This is a freehold property, ready for immediate occupancy, and offers the next owner a straightforward opportunity to modernize and personalize the interior. The home is fully double-glazed and heated by gas central heating. All essential services—mains gas, electric, water, and drainage—are connected. Connectivity is excellent, with Ofcom suggesting Ultra Fast broadband and good mobile coverage are available.*

*AGENTS NOTE: As this property is being sold as part of a deceased estate, the sellers' knowledge of the property's history and maintenance is limited.*

