



Marshall's
ESTATE AGENTS



14 Belgravia Street, Penzance, Cornwall,
TR18 2BJ







14 BELGRAVIA STREET, PENZANCE, CORNWALL, TR18 2BJ

ASKING PRICE £250,000 FREEHOLD

- * TWO BEDROOMS * GAS CENTRAL HEATING * LOUNGE/DINING ROOM * KITCHEN *
- * UTILITY ROOM/CLOAKROOM * FIRST FLOOR BATHROOM *
- * GOOD ORDER * CONSERVATION AREA * ENCLOSED WEST FACING REAR COURTYARD *
- * IDEAL FOR YOUNG FAMILY OR FIRST TIME BUYER * NO ALLOCATED PARKING *
- * CENTRAL POSITION * CLOSE TO MOST AMENITIES *
- * EXCELLENT OPPORTUNITY * VIEWING RECOMMENDED *
- * EPC = C * COUNCIL TAX BAND = B * APPROXIMATELY 69 SQUARE METRES *

A chance to acquire a two bedroom terraced cottage which would make an ideal home for a young family or first time buyer, being centrally located within the town of Penzance, therefore within close proximity of most amenities. The property has spacious accommodation, which the present vendors have maintained to a good standard and really needs to be viewed internally to appreciate to the full. A particularly attractive feature is the enclosed courtyard to the rear, which is of a westerly direction. Over recent years, number 14 is undergone modernisation with gas central heating having been installed in recent years. Belgravia Street is one of the most popular roads in Penzance and we recommend an early appointment.

ENTRANCE VESTIBULE: With sea glass floor and glazed door to:

LOUNGE/DINING ROOM: 19' 4" x 14' 0" (5.89m x 4.27m) Feature fireplace (not working at present, new chimney has been installed but a flue is required to run a open fire), built in cupboard housing electric meter, sliding sash window to front with working pine shutters, oak flooring, understairs area, TV point, two radiators.

KITCHEN: 9' 6" x 7' 0" (2.90m x 2.13m) Stainless steel inset single drainer sink unit with cupboards below, base units, worksurfaces, power points, UPVC double glazed window overlooking courtyard, space for fridge/freezer, plumbing for washing machine or dishwasher.

LOBBY: Tiled flooring, UPVC double glazed door to courtyard.

UTILITY ROOM/CLOAKROOM: 6' 6" x 5' 3" (1.98m x 1.60m) Stainless steel inset single drainer sink unit with cupboards below, plumbing for washing machine or dishwasher, UPVC double glazed window to side, tiled flooring.

Stairs from lounge/dining room to:

FIRST FLOOR LANDING: Exposed floorboards, radiator, built in linen cupboard housing combi gas central heating boiler, access to roof space.

BEDROOM ONE: 13' 8" x 9' 4" (4.17m x 2.84m) Exposed floorboards, two sliding sash windows to front, built in cupboard, radiator.

BEDROOM TWO: 9' 2" x 8' 4" (2.79m x 2.54m) Exposed floorboards, UPVC double glazed window, radiator.

BATHROOM: 8' 6" x 6' 8" (2.59m x 2.03m) White suite comprising panelled bath with chrome mixer tap, shower attachment and glazed screen, pedestal wash hand basin, low level WC, mosaic painted floor, UPVC double glazed window, radiator.

OUTSIDE: Enclosed west facing courtyard with cold tap.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: [///sculpting.poet.homing](https://www.what3words.com/#!/sculpting.poet.homing)

AGENTS NOTE: We understand from Openreach website that Full Fibre Broadband (FTTP) is available to the property. We tested the mobile signal for Vodafone which was good. The property is constructed of granite under a tiled roof.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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