

22 TREGWARY ROAD

St. Ives, TR26 1BL

Price: £290,000



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ESTATES**

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Very well presented two double bedroom mid terraced home located in one of the most popular residential locations within the coastal town of St Ives. Offering off road parking, sea views and enclosed rear garden, this super property must really be viewed to be appreciated fully. Accommodation comprises lounge and kitchen / diner on the ground floor with two double bedrooms and bathroom on the first floor. Gas central heating throughout and double glazing all compliment this super property. Being sold with no onward chain





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Steps up to front door and into

ENTRANCE HALLWAY

Stairs to first floor and door to

LIVING ROOM 14' 0" x 11' 11" (4.27m x 3.63m)

UPVC double glazed window to the front with a view of the sea, radiator under, dark stained exposed floorboards, power points, TV point, storage cupboard under the stairs, picture rail, multi glazed door into

KITCHEN / DINER 15' 3" x 8' 0" (4.64m x 2.43m)

Great sized kitchen / diner having an extensive range of eye and base level units with ample worktop surfaces over, stainless steel sink unit and drainer with taps over, four ring gas hob with double electric oven / grill under and stainless steel hood and fan over, space and plumbing for washing machine and

integrated fridge with freezer box, tiled flooring, tiled splashback, radiator, double glazed windows to the rear and stable door to the rear, ample power points

FIRST FLOOR LANDING

Access to loft space, doors to

BATHROOM

UPVC double glazed window to the rear, panelled bath with mains connected shower over, pedestal wash hand basin, close coupled WC, radiator, part tiled walls

BEDROOM TWO 9' 11" x 8' 4" (3.01m x 2.54m)

UPVC double glazed window to the rear with radiator under, power points, picture rail

BEDROOM ONE 15' 2" x 11' 11" (4.62m x 3.62m)

Great sized room with two UPVC double glazed windows to the front offering fine sea views over the town, radiator, power points. The way the bedroom is laid out it would be possible to add an en-suite. Ample power points

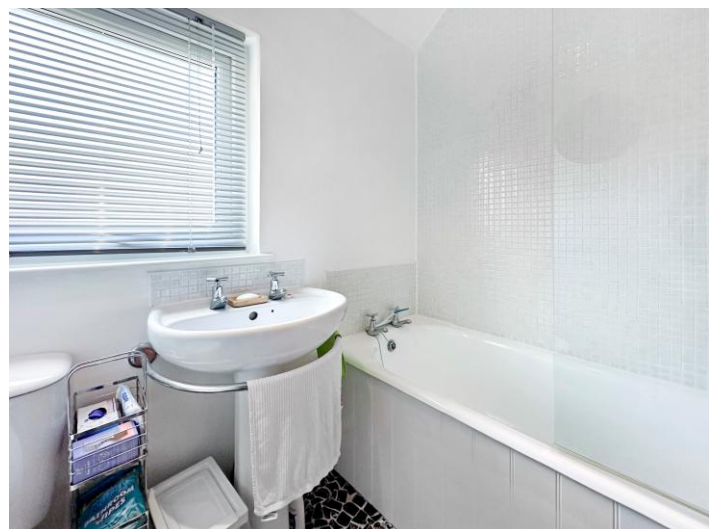
OUTSIDE

To the front of the property is off road parking, certainly big enough for two smaller vehicles. To the rear is an enclosed garden with seating area directly outside the back door with steps up to a recently installed composite decked area. There is currently a large wood built shed with electric connected (the shed may need some maintenance). There is a gate that allows access over the neighbouring property to the front (this is ideal if any work is required in the garden

MATERIAL INFORMATION

Verified Material Information Council tax band: A Tenure: Freehold Property type: House Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great Parking: Off Street Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: D 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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