



Clifton House, Trevenner Square,
Marazion, Cornwall, TR17 0BJ









CLIFTON HOUSE, TREVENNER SQUARE, MARAZION, CORNWALL, TR17 0BJ

£325,000 FREEHOLD

- * **THREE BEDROOMS * OPEN PLAN LOUNGE/DINING ROOM * KITCHEN ***
- * **FIRST FLOOR BATHROOM * REAR COURTYARD * GARDENS ***
- * **SOME SEA VIEWS * PARKING * DETACHED TWO STOREY WORKSHOP ***
- * **NO ONWARD CHAIN * POPULAR LOCATION ***
- * **EPC = E * COUNCIL TAX BAND = C * APPROXIMATELY 68 SQUARE METRES ***

Situated in the popular coastal town of Marazion is this nicely presented terrace house with the added advantage of PARKING to the rear and a TWO-STOREY WORKSHOP. The accommodation comprises a hallway, lounge/dining room and kitchen on the ground floor. On the first floor there are three bedrooms (two double and one single) and a family bathroom. There is a large courtyard (which provides parking) and a walled garden to the rear. A special feature is the detached workshop, which offers a range of opportunities, including development potential, subject to necessary planning permissions. The house is double glazed and heated via night storage heaters. The property is offered for sale with NO ONWARD CHAIN. A viewing is highly recommended to fully appreciate.

UPVC double glazed door into:

HALLWAY: Double glazed window to front, night storage heater, two wall lights, built in desk, stairs rising, half glazed door into:

DINING ROOM: 13' 1" x 9' 9" (3.99m x 2.97m) Under stairs storage cupboard, tiled floor, night storage heater, double glazed window to rear, fitted wall lights, recess for wood burner, dining room opens into:

LOUNGE: 14' 6" x 9' 11" (4.42m x 3.02m) Double glazed bay window to front, painted granite chimney breast with space for fire, night storage heater.

KITCHEN: 14' 8" x 5' 4" (4.47m x 1.63m) Double glazed door and two windows to rear, base units with worksurfaces and tiling over, double oven, hob, filter fan, plumbing for washing machine and space for fridge/freezer.

FIRST FLOOR LANDING: Access to loft, built in shelving.

BEDROOM ONE: 13' 2" x 10' 5" (4.01m x 3.17m) Double glazed bay window to front with sea views, night storage heater, built in cupboard and wardrobes.

BEDROOM TWO: 9' 9" x 8' 5" (2.97m x 2.57m) Double glazed window to rear, fitted shelves, night storage heater.

BEDROOM THREE: 9' 1" x 6' 7" (2.77m x 2.01m) Double glazed window to front with views.

BATHROOM: Separate shower cubicle, cupboard housing hot water tank, night storage heater, window to rear, bath, pedestal wash hand basin, WC, shaver point and light.

OUTSIDE: There is vehicular access next to the neighbouring property to the rear courtyard, which in turn leads to the:

DETACHED TWO STOREY WORKSHOP: 18' 2" x 10' 10" (5.54m x 3.30m) With garden.

Further courtyard with outside tap and WC.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Via "Whast3Words" app: [///wreck.command.blazed](http://wreck.command.blazed)

AGENTS NOTES: WE understand from Openreach website that Fibre to the Cabinet Broadband (FTTC) is available to the property. We tested the mobile phone signal for O2 which was intermittent. The property is built 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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