



3 Higher Green Street
Newlyn
TR18 5LB







3 HIGHER GREEN STREET, NEWLYN, PENZANCE, TR18 5LB

GUIDE PRICE £194,950 - FREEHOLD

A nicely presented three storey two bedroom traditional cottage situated on the outskirts of the popular fishing village of Newlyn yet within close proximity of all the amenities that the village has to offer.

*** TWO BEDROOMS * FIRST FLOOR CLOAKROOM * LOUNGE / DINING ROOM ***

*** KITCHEN * LOWER GROUND FLOOR SHOWER ROOM * NO ONWARD CHAIN ***

*** POPULAR VILLAGE LOCATION * EPC = F ***

*** COUNCIL TAX BAND = A * VIEWING RECOMMENDED ***

Situated in the fishing village of Newlyn and close to all the amenities in this thriving village is this nicely presented three storey terraced two bedroom cottage. The accommodation comprises of the aforementioned two bedrooms on the first floor with a cloakroom. On the ground floor there is an open plan lounge/dining room with open beamed ceiling and stairs descending to the lower ground floor where there is a fitted kitchen and a shower room. Outside there is a communal courtyard and the house is offered for sale with no onward chain.

FRONT DOOR INTO:

LOUNGE / DINING ROOM: 16' 0" x 10' 8" (4.88m x 3.25m) Windows to the front and rear, wooden floorboards, stairs rising with cupboard under, stairs descending, gas fire, open beamed ceiling.

FIRST FLOOR LANDING

BEDROOM ONE: 12' 4" into recess x 8' 0" (3.76m x 2.44m) Window to the front, storage cupboard over stairs.

BEDROOM TWO: 12' 0" x 7' 9" maximum (3.66m x 2.36m) Panel heater, window to the rear with glimpse of Penzance promenade. Door to:

CLOAKROOM: Low level w.c., window.

STAIRS FROM LOUNGE / DINING ROOM DESCENDING TO:

KITCHEN: 14' 7" x 8' 3" (4.44m x 2.51m) Window and door to the rear onto shared courtyard, base units with work surface and tiling over, single drainer stainless steel sink unit, gas cooker point, plumbing for washing machine and dishwasher, open beamed ceiling, built in cupboard. Door to:

SHOWER ROOM: Fully tiled shower cubicle, vanity wash hand basin, w.c., extractor fan, window to the rear.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: From Penzance proceed into the village of Newlyn and carry on towards Mousehole keeping the harbour to your left hand side. Upon reaching the one way system after the Fishermans Arms on your right hand side, turn right to double back on yourself whereby the property can be found on your right hand side opposite the Navy Court flats.

TO VIEW: By prior appointment through Marshall's Estate Agents of Penzance (01736) 360203 or the Mousehole office (01736) 731199.

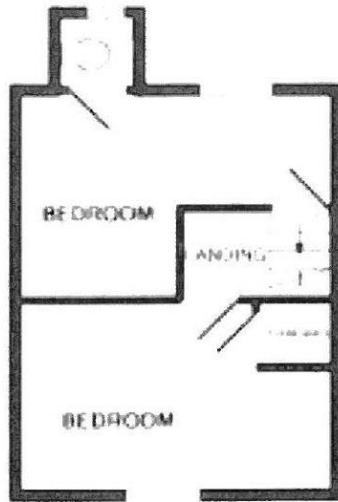
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, TEL (0300 1234171)

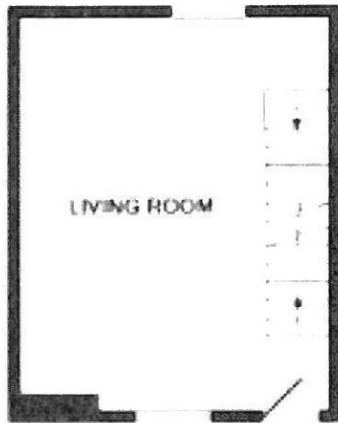
ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been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

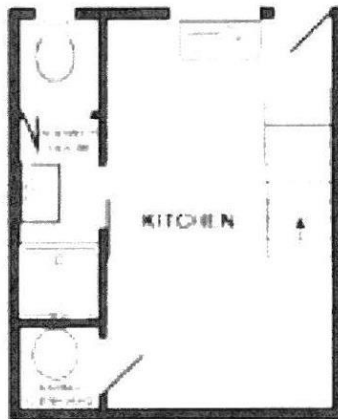
For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If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



1ST FLOOR



GROUND FLOOR



BASMENT LEVEL

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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