



1 Park Corner,
Penzance, TR18 4SP







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GUIDE PRICE £300,000 FREEHOLD

A chance to acquire a most charming two bedroom double fronted cottage located in the centre of Penzance recently having undergone total modernisation.

- * **TWO BEDROOMS * UPVC DOUBLE GLAZING * GAS CENTRAL HEATING ***
- * **NEWLYN FITTED KITCHEN * SHOWER ROOM * LIVING ROOM * DINING ROOM ***
- * **GROUND FLOOR CLOAKROOM * GOOD DECORATIVE ORDER THROUGHOUT ***
- * **CENTRAL LOCATION * ENCLOSED COURTYARD TO SIDE WITH STORAGE SHED ***
- * **EPC = E * COUNCIL TAX BAND = B * EXCELLENT OPPORTUNITY ***
- * **VIEWING RECOMMENDED ***

The property has spacious, well proportioned living accommodation over two floors which is offered for sale

in good decorative order throughout and really needs to be viewed internally to appreciate to the full.

A

particularly attractive feature is the large terraced southerly facing garden to the front and there is also access

to a small courtyard to the rear with storage. Park Corner is one of the more sought after areas in town being

in a traffic free location though within a short walk of most amenities. Due to the popularity of properties

such as this we would highly recommend an early appointment to view.

ENTRANCE HALL: Mosaic tiled floor.

LOUNGE: 13' 1" x 10' 3" (3.99m x 3.12m) UPVC double glazed sliding sash window to the front, picture rail, radiator.

DINING ROOM: 13' 1" x 10' 10" (3.99m x 3.3m) UPVC double glazed sliding sash window to the front, under stairs storage cupboard, laminate flooring, radiator.

KITCHEN: 14' 9" x 6' 8" (4.5m x 2.03m) Inset single drainer sink unit with cupboard below, extensive range of fitted wall and base units with work surfaces and power points, concealed worktop lighting, built in oven, four ring hob and extractor hood over, microwave, integrated dishwasher, plumbing for washing machine, UPVC double glazed window, sunken spotlights, radiator.

REAR LOBBY: Radiator, UPVC double glazed door to rear courtyard.

CLOAKROOM: White suite comprising low level w.c., wash hand basin, UPVC double glazed window, fully tiled walls.

STAIRS FROM ENTRANCE HALL TO:

FIRST FLOOR LANDING: Access to roof space via pull down ladder.

BEDROOM ONE: 12' 4" x 10' 1" (3.76m x 3.07m) UPVC double glazed sliding sash window to the front, radiator.

BEDROOM TWO: 12' 8" x 8' 8" (3.86m x 2.64m) UPVC double glazed sliding sash window to the front, radiator, pine bed and pine wardrobe to be included in the sale.

SHOWER ROOM: White suite comprising walk in shower cubicle with chrome fittings, pedestal wash hand basin, low level w.c., fully tiled walls, built in linen cupboard housing combination gas central heating boiler, radiator.

OUTSIDE: The paved gardens lay predominantly to the front of the property being of a southerly direction with flower borders and a side courtyard with storage shed.

SERVICES: Mains water, electricity, gas and drainage.

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.

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Lettings
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