



20 Boswerry
Penzance
TR18 4RL







20 BOSWERGY, PENZANCE, TR18 4RL

GUIDE PRICE £325,000 - FREEHOLD

A nicely presented semi-detached three bedroom bungalow with gardens and garage situated in a popular residential area on the outskirts of Penzance.

*** THREE BEDROOMS * LOUNGE * SEPARATE DINING ROOM ***

*** FITTED KITCHEN * GARAGE * GARDENS * GAS CENTRAL HEATING ***

*** DOUBLE GLAZING * NO ONWARD CHAIN * EPC = D ***

Situated in a pleasant cul-de-sac of similar properties is this semi detached three bedroom bungalow. The accommodation in brief comprises of the aforementioned three bedrooms, lounge with separate dining room and kitchen. There are gardens to both the front and rear and a large garage to the side of the property. The bungalow is double glazed, gas centrally heated and offered for sale with no onward chain. Located within the popular residential area of Alverton, the property has easy access to all local amenities such as a row of shops, primary school, public house and the town of Penzance with the seafront being approximately a 10 minute walk from the property.

UPVC DOUBLE GLAZED DOOR INTO:

PORCH: Tiled flooring, double glazed to two sides. Double glazed door into:

HALLWAY: Radiator, access to loft, cupboard.

BEDROOM ONE: 13' 0" x 10' 0" (3.96m x 3.05m) UPVC double glazed window to the front, radiator.

BEDROOM TWO: 12' 0" x 8' 0" (3.66m x 2.44m) UPVC double glazed window to the rear, radiator.

BEDROOM THREE: 9' 0" x 8' 0" (2.74m x 2.44m) UPVC double glazed window to the rear, built in cupboard housing hot water tank.

SHOWER ROOM: Double glazed window to the rear, fully tiled shower cubicle, vanity wash hand basin, low level w.c., heated towel rail, shaver socket.

LOUNGE: 17' 0" x 12' 0" (5.18m x 3.66m) UPVC double glazed window to the front, radiator, fireplace to one wall (not tested). Open doorway into:

DINING ROOM: 10' 0" x 9' 0" (3.05m x 2.74m) Radiator, further door into hallway. Open archway into:

KITCHEN: 10' 0" x 9' 0" (3.05m x 2.74m) Double glazed window and door to the rear, range of base and wall mounted units, rolltop work surface and tiling over, electric cooker, gas hob, extractor fan, single drainer stainless steel sink unit, plumbing for dishwasher, space for fridge/freezer.

OUTSIDE: The front garden is laid to lawn and enclosed by low level granite hedging. The rear garden is fully enclosed by high level block walling and is laid to patio. To the side of the property there is an:

ATTACHED GARAGE: 24' 7" x 11' 8" (7.49m x 3.56m) Up and over door, window and door to the rear, wash hand basin, plumbing for washing machine.

SERVICES: Mains water, electricity, gas and drainage.

DIRECTIONAL NOTE: From Penzance proceed in an easterly direction towards Alverton. Upon passing the Pirate public house on your left hand side take the first right into Lansdowne Road then the next right into Trenoweth Road whereby the property can be found on your right hand side at the head of the cul-de-sac.

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

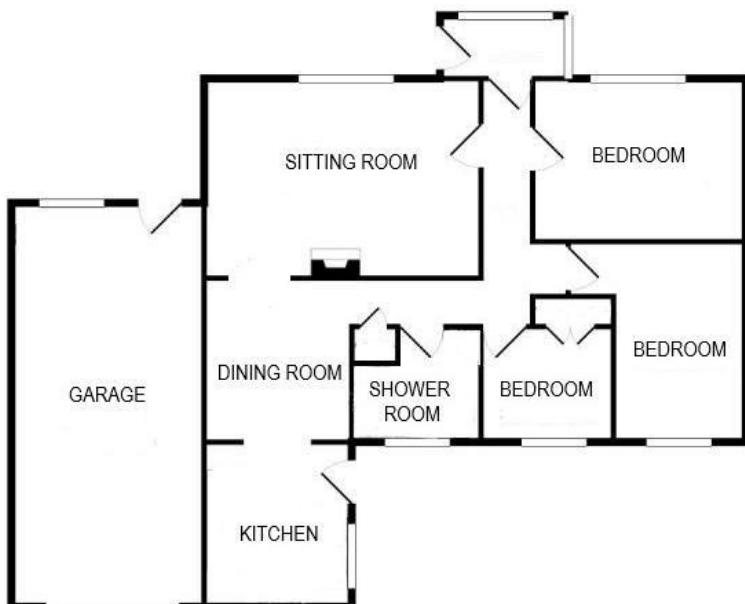
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall County Council, St Clare, Penzance, Cornwall 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.



TOTAL APPROX. FLOOR AREA 1140 SQ.FT. (105.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk