

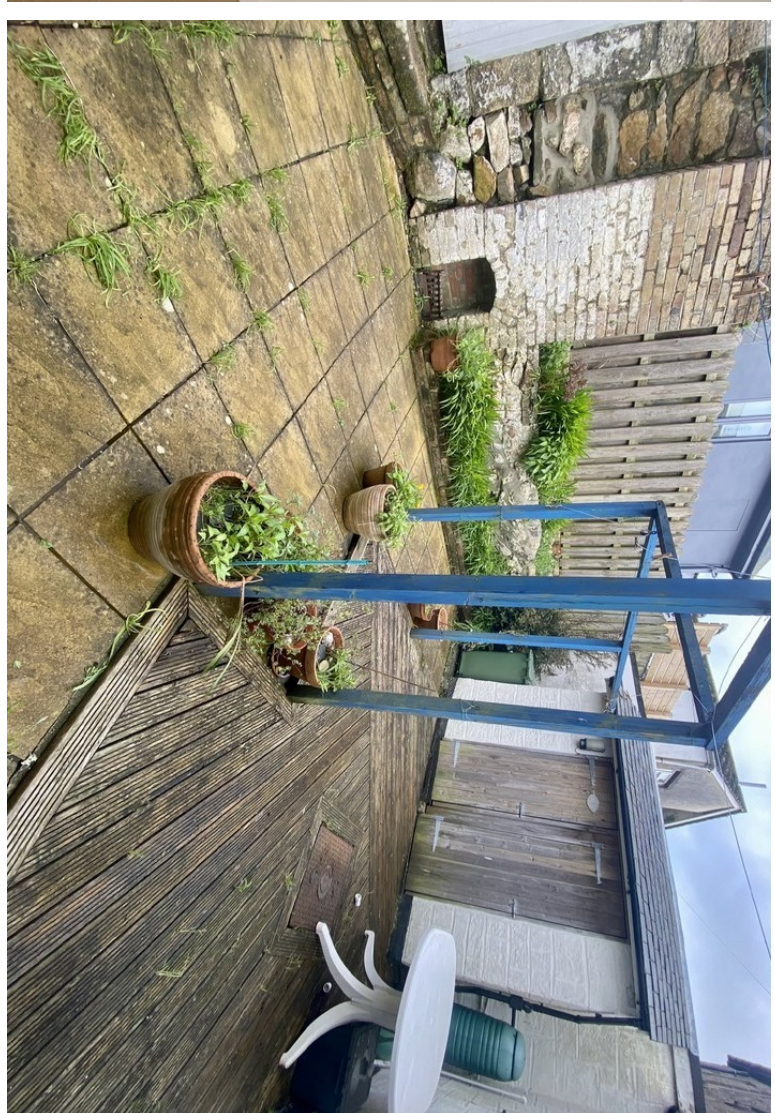


41 Queen Street, Penzance,
TR18 4BH









41 QUEEN STREET, PENZANCE, TR18 4BH

ASKING PRICE £290,000 - FREEHOLD

A double fronted two bedroom terraced cottage with rear courtyard garden situated close to the centre of the popular town of Penzance.

- * TWO DOUBLE BEDROOMS * TWO RECEPTION ROOMS * LOUNGE *
- * BATHROOM WITH SEPARATE SHOWER CUBICLE * REAR COURTYARD GARDEN *
- * GAS CENTRAL HEATING * DOUBLE GLAZING * NO ONWARD CHAIN *
- * TOWN CENTRE LOCATION * EPC = D * COUNCIL TAX BAND = B *

Situated close to the town centre of Penzance, with also walking distance of the harbour and promenaded is this nicely presented double fronted terraced granite cottage. The accommodation comprises of two separate reception rooms, kitchen and bathroom with separate shower cubicle on the ground floor. There are two double bedrooms on the first floor. To the rear of the property there is a fully enclosed courtyard style garden with outside WC and tool storage. The property is double glazed, gas central heated throughout and is offered for sale with no onward chain.

PART GLAZED WOODN DOOR INTO:

ENTRANCE HALL: Slate floor, door to:

LOUNGE: 14' 3" x 9' 9" (4.34m x 2.97m) Double glazed sash window to front with window seat under, exposed beamed ceiling, radiator, gas fire on a slate base and exposed granite face, TV point.

DINING ROOM: 14' 6" x 8' 8" (4.42m x 2.64m) Slate floor, double glazed sash window to front with window seat under, open fireplace (not used) with slate surround and wooden mantle, recess shelving to either side, exposed beams and granite walls to two elevations, radiator.

KITCHEN: 12' 0" x 7' 7" (3.66m x 2.31m) Under stairs storage cupboard, slate flooring, exposed granite to one wall, wood panel walls, extensive range of base cupboards with work surfaces and tiling over, sink and drainer with mixer tap, fitted gas hob and double electric oven, plumbing for washing machine, space for refrigerator, double glazed window to rear with views over the courtyard garden, radiator, wall mounted central heating boiler, inset ceiling spot lights, doors to courtyard garden and:

BATHROOM: Slate floor, white suite comprising wooden panel bath, vanity wash hand basin, low level WC, heated towel rail, frosted window to rear, separate shower cubicle with mains shower.

FIRST FLOOR LANDING: Access to loft, doors to:

BEDROOM ONE: 14' 7" x 9' 11" (4.44m x 3.02m) Double glazed sash window to front with seat below, radiator, pitched ceiling and exposed A frame beams, built in storage cupboard with hanging space.

BEDROOM TWO: 14' 6" x 9' 9" (4.42m x 2.97m) Double glazed window to front with window seat under, radiator, pitched ceiling and exposed A frame beams, storage cupboard with hanging space, exposed granite recess for fireplace.

OUTSIDE: To the rear of the property there is a sizable enclosed courtyard garden, being both private and sheltered, with raised decked area and further patio, raised flower beds and traditional stone wall to three sides, outside WC and block built shed adjoining.

DIRECTIONS: From the Greenmarket in Penzance proceed on foot into Queen Square, whereby Queen Street can be found directly in front of you, follow this road for approximately half of it's distance whereby the property can be found on the left hand side.

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

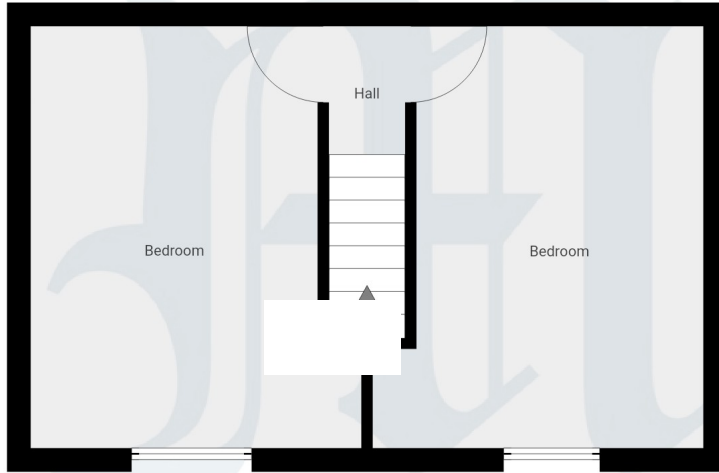
MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, 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.



This floor plan is meant as a rough guide only and should not be used for any purpose other than to show an idea of the layout.



This floor plan is meant as a rough guide only and should not be used for any purpose other than to show an idea of the layout.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



www.marshallspz.co.uk