



5 Victoria Row, St. Just, Penzance, TR19 7LF

**5 VICTORIA ROW, ST. JUST, PENZANCE, TR19 7LF**

**ASKING PRICE £235,000 - FREEHOLD**

A mid terrace three bedroom granite cottage, situated within the centre of the popular town of St Just, offered for sale with no onward chain.

- \* THREE BEDROOMS \* LOUNGE WITH WOODBURNER \* KITCHEN/DINING ROOM \***
- \* FIRST FLOOR BATHROOM \* DOUBLE GLAZING \* FRONT AND REAR GARDENS \***
- \* TOWN CENTRE LOCATION \* NO ONWARD CHAIN \* EPC = F \***
- \* COUNCIL TAX BAND: B \* APPROXIMATELY 87 SQUARE METRES \***

A mid terrace granite cottage situated within the centre of the popular town of St Just, within level walking distance of all its amenities. The accommodation comprises of lounge/diner, kitchen/breakfast room on the ground floor, three bedrooms and bathroom on the first floor. There are courtyard gardens to both, the front and rear. The property retains some period features, is double glazed and central heated throughout. Offered for sale with no onward chain.

UPVC double glazed door into the:

**PORCH:** Double glazed window to front, multi glazed door into:

**LOUNGE:** 18' 9" x 14' 6" (5.72m x 4.42m) Double glazed window to front with stairs rising, cupboard under, granite fire place with multi-fuel burner, wall lights, door to:

**KITCHEN/DINING ROOM:** 16' 7" x 12' 0" (5.05m x 3.66m) Double glazed window and patio doors to rear, wall mounted combination boiler, radiator, range of base and wall units, work surfaces over, single drainer stainless steel sink unit, plumbing for washing machine, dishwasher, electric cooker point.

**FIRST FLOOR LANDING:** Access to loft.

**BEDROOM ONE:** 12' 3" x 9' 9" (3.73m x 2.97m) Built in wardrobes, radiator, double glazed window to front.

**BEDROOM TWO:** 11' 4" x 7' 9" (3.45m x 2.36m) Double glazed window to rear, radiator.

**BATHROOM:** Pedestal wash hand basin, WC, panelled bath with shower over, extractor fan, radiator.

**OUTSIDE:** To the front there is a paved garden, enclosed by low level granite wall with raised flower beds. The rear garden is fully enclosed by high level granite wall with raised flower beds, block built storage shed, outside tap and pedestrian access onto rear service lane.

**DIRECTIONS:** From Penzance proceed into the town of St Just, upon reaching the square take the second left into Cape Cornwall Street, passing the primary school on your left hand side, Victoria Row can be found directly next door to the school.

**SERVICES:** Mains water, electricity and drainage.

**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.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

Hayle  
01736 756627

Lettings  
01736 366778



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