



Marshall's

ESTATE AGENTS



12 Croft Road, Penzance,
Cornwall, TR18 4QX







12 CROFT ROAD, PENZANCE, CORNWALL, TR18 4QX

ASKING PRICE £230,000 FREEHOLD

A two bedroom mid-terrace house with gardens, situated within the popular Alverton estate with no onward chain.

*** TWO DOUBLE BEDROOMS * FIRST FLOOR SHOWER ROOM ***

*** LOUNGE/DINING ROOM * CONSERVATORY * KITCHEN * GROUND FLOOR CLOAKROOM ***

*** UTILITY ROOM * FRONT AND REAR GARDENS * SEA VIEWS ***

*** DOUBLE GLAZING * GAS CENTRAL HEATING * NO ONWARD CHAIN ***

*** EPC = D * COUNCIL TAX BAND = B * APPROXIMATELY 72 SQUARE METRES ***

A nicely presented terraced house situated in a popular residential location close to Alverton Primary School. The accommodation comprises of lounge/dining room, kitchen, conservatory, cloakroom and utility room on the ground floor, with two double bedrooms and shower room on the first floor. There are sea views from the rear elevation and beautifully tended front and rear gardens. The property is gas centrally heated, double glazed and is offered for sale with no onward chain.

Double glazed door with side panel into:

HALLWAY: Stairs rising with store under. Doors to:

LOUNGE: 12' 4" x 11' 0" (3.76m x 3.35m) Block fireplace to one wall, double glazed window to front, arch recess to one side, fitted wall lights. Lounge opens into the:

DINING AREA: 8' 5" x 8' 5" (2.57m x 2.57m) Radiator, double doors to:

CONSERVATORY: 14' 3" x 9' 3" (4.34m x 2.82m) Polycarbonate roof, radiator, tiled floor, double glazed window and door to rear garden, further doors to:

UTILITY ROOM: 6' 6" x 6' 0" (1.98m x 1.83m) Double glazed window to rear, wall mounted boiler, plumbing for washing machine.

CLOAKROOM: With WC.

KITCHEN: 10' 4" x 8' 6" (3.15m x 2.59m) Double glazed window overlooking conservatory, base units to one wall, single drainer sink unit, electric cooker, hob and filter over, built in pantry and cloaks cupboard, further door into the main hallway.

FIRST FLOOR LANDING: Access to loft, shelved cupboard with hot water tank.

BEDROOM ONE: 16' 0" x 10' 0" maximum (4.88m x 3.05m) Double glazed window to front, radiator, built in wardrobe.

BEDROOM TWO: 11' 4" x 9' 6" (3.45m x 2.90m) Double glazed window to rear, views toward St Michael's Mount, radiator.

SHOWER ROOM: Double glazed window to rear, radiator, WC, pedestal wash hand basin, fully tiled shower cubicle.

OUTSIDE: Front garden is laid to lawn enclosed by shrubs and plant borders. The rear garden is beautifully tended with areas laid to decking and paving, all enclosed by established shrubs and plant borders, gate to rear lane and outside tap.

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.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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