



**71 CALDWELLS ROAD, PENZANCE, TR18 2BP**

**GUIDE PRICE £189,950 - FREEHOLD**

Ideal opportunity for a first time buyer or for someone looking for an investment property to acquire a sought after two bedroom character cottage located in a central position within close proximity of most amenities.

- \* TWO BEDROOMS \* LIVING ROOM \* KITCHEN/DINER \* GROUND FLOOR BATHROOM \***
- \* GAS CENTRAL HEATING \* DOUBLE GLAZING \* CONSERVATION AREA \***
- \* SMALL COURTYARD TO REAR WITH PEDESTRIAN ACCESS \***
- \* RECENTLY FITTED KITCHEN AND BATHROOM \* CENTRAL POSITION \***
- \* IDEAL FIRST TIME BUYER OR INVESTMENT \* EXCELLENT OPPORTUNITY \***
- \* VIEWING RECOMMENDED \* EPC = D \* COUNCIL TAX BAND = B \***
- \* APPROXIMATELY 53 SQUARE METRES \***

The property has well proportioned accommodation which really needs to be viewed internally to appreciate to the full. There is an enclosed courtyard to the rear with storage underneath of the property and pedestrian access. Caldwell's Road is centrally located within close walking distance of most local amenities and we recommend an early appointment.

Entrance door to:

**LIVING ROOM:** 14' 4" x 8' 8" (4.37m x 2.64m) Brick fireplace with log burner set on a tiled hearth, shelved recess to either side, TV point, double glazed window, radiator.

**KITCHEN/DINER:** 10' 7" x 8' 8" (3.23m x 2.64m) Stainless steel sink unit with cupboards below, range of fitted wall and base units, work surfaces and power points, built in oven, four ringed hob and extractor hood over, double glazed window, understairs storage cupboard, sunken spotlights, radiator.

**REAR LOBBY:** Built in cupboard with door to courtyard.

**BATHROOM:** White suite comprising P shaped bath with shower over and glazed screen, pedestal wash hand basin, low level WC, double glazed window, wall mounted gas central heating boiler, radiator.

Stairs from kitchen/diner to:

**FIRST FLOOR LANDING**

**BEDROOM ONE:** 14' 5" x 8' 7" (4.39m x 2.62m) Double glazed window to front, radiator.

**BEDROOM TWO:** 11' 3" x 8' 5" (3.43m x 2.57m) Double glazed window to rear, radiator, access to roof space.

**OUTSIDE:** Enclosed rear courtyard with pedestrian access, storage cupboard and access to the storage under the property.

**SERVICES:** Mains water, electricity, gas 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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