



9 Albertus Road, Hayle, Cornwall,
TR27 4JQ







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GUIDE PRICE £385,000 FREEHOLD

Located on the edge of the town of Hayle, within reach of the shops and amenities and the three miles of golden sands, is this two bedroom detached bungalow with garage, front and rear gardens. Viewing essential.

- * TWO DOUBLE BEDROOMS (PREVIOUSLY THREE) * GOOD SIZE LOUNGE * KITCHEN ***
- * WETROOM * GAS CENTRAL HEATING * FRONT AND REAR GARDENS ***
- * AMPLE DRIVEWAY PARKING * GARAGE * VIEWING HIGHLY RECOMMENDED**
- * EPC = D * COUNCIL TAX BAND = D * APPROXIMATELY 80 SQUARE METRES ***

A detached two bedroom bungalow (previously a three bedroom, which could easily be reestablished) located on the edge of the town. The present vendor has updated and improved the property to include new double glazing throughout. She is currently in the process of completing the rear garden makeover.

Double glazed door to:

HALLWAY: 14' 9" x 12' 8" max (4.50m x 3.86m) With double glazed window to the side, airing cupboard housing the gas fired boiler, access to the loft, radiator. Please note this room was originally a hallway and third bedroom and could easily be reinstated if extra accommodation was required.

LOUNGE: 23' 0" x 14' 10" max (7.01m x 4.52m) Double glazed window to the rear and french doors to the rear, electric fire on slate hearth, radiators.

KITCHEN: 10' 2" x 10' 0" (3.10m x 3.05m) Double glazed window to the rear, double glazed door to the rear, range of wall and base units space for electric cooker point, plumbing for washing machine, space for the fridge/freezer, complementary tiling, glass tiles through to the dining area.

BEDROOM ONE: 12' 10" x 10' 8" max (3.91m x 3.25m) Double glazed window to the front, radiator.

BEDROOM TWO: 10' 9" x 9' 11" (3.28m x 3.02m) Double glazed window to the front, radiator.

WETROOM: Double glazed window to the side, wall mounted electric shower, wash hand basin, low level WC, extractor fan.

OUTSIDE: Front garden is laid to lawn with a driveway providing parking for several vehicles, leading to the:

GARAGE: 17' 5" x 8' 4" (5.31m x 2.54m) With up and over door, pedestrian door to the rear garden, power and light.

The rear garden is fully walled, offering a high degree of privacy and protection, currently being remodelled by the present owner to provide a low maintenance garden, with paved patio area, a raised bed, plant and shrub border (there will be turf laid), outside tap. With side access and gate to the front.

TO VIEW: By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627 or Penzance (01736) 360203.

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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