



MAP estate agents
Putting your home on the map

**Boswergy,
Penzance**

**£325,000
Freehold**





**Boswery,
Penzance**

**£325,000
Freehold**

Property Introduction

Situated in a popular cul-de-sac location, this three bedroom link-detached bungalow requires a level of cosmetic updating.

The accommodation briefly consists of living room, kitchen, three bedrooms and a family bathroom. The property has double glazing and is warmed via gas central heating.

Outside is a garage and driveway parking alongside a generous rear garden. We consider the bungalow to be ripe for refreshment and it is offered for sale with no onward chain.

Location

The bungalow is located in Alverton which is a level walk to the town centre and the wonderful promenade that takes in the sea views over Mount's Bay. There is a regular bus service to Penzance and Newlyn nearby and the thriving town of Penzance has a wonderful range of shops to explore and a good variety of restaurants, galleries and antique shops.

The tropical Morrab Gardens are close by as is Penlee Park which hosts the Penlee Gallery and Museum. There is a Junior School within half a mile of the property and Humphry Davy Secondary School is approximately one mile away.

ACCOMMODATION COMPRISES

Glazed panel front entrance door opening to:-

ENTRANCE HALL

Radiator. Access hatch to loft storage space. Shelved cupboard and doors off to:-

LIVING ROOM 16' 11" x 12' 0" (5.15m x 3.65m) maximum measurements

Fireplace housing living flame gas fire. Double glazed window to front. Laminate flooring. Radiator.

BEDROOM ONE 13' 0" x 9' 11" (3.96m x 3.02m)

Double glazed window to front. Radiator.

BEDROOM TWO 12' 0" x 8' 0" (3.65m x 2.44m) plus door recess

Double glazed window to rear. Radiator.

BEDROOM THREE 8' 11" x 7' 11" (2.72m x 2.41m) maximum measurements

Double glazed window to rear. Radiator.

BATHROOM

Fitted with a champagne coloured suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Two obscure double glazed windows to rear. Complementary wall tiling and radiator.

KITCHEN 9' 11" x 9' 0" (3.02m x 2.74m) maximum measurements

Fitted with a range of white 'Shaker' style wall and matching base cupboards with roll edge work surfaces over incorporating a one and a half bowl single drainer sink unit with mixer tap over. Space for cooker. Serving hatch to living room. Shelved cupboard housing consumer unit. Double glazed window to rear. Glazed panel door to rear garden.

OUTSIDE FRONT AND SIDE

To the front of the property there is a gravelled parking bay for one car and steps lead to the front of the property. To the side of the property there is a fairly steep driveway parking area leading to the:-

GARAGE 15' 11" x 7' 9" (4.85m x 2.36m)

Metal up and over door. Wall mounted gas combination boiler. Courtesy door to rear.

REAR GARDEN

The rear garden is generous in size, mainly laid to lawn and enclosed by tree and shrub borders and incorporating a patio.

SERVICES

Services connected are mains water, electricity, drainage and gas.

AGENT'S NOTE

The Council Tax band for the property is band 'C'.

DIRECTIONS

Proceeding westerly from Heamoor roundabout, at Mount Misery roundabout take the first exit signposted to Penzance. Take the next left turn on to Lansdowne Road and then left onto Trenoweth Road. Boswery is then the second turn on the right. If using What3words:-vacancies.task.pipe

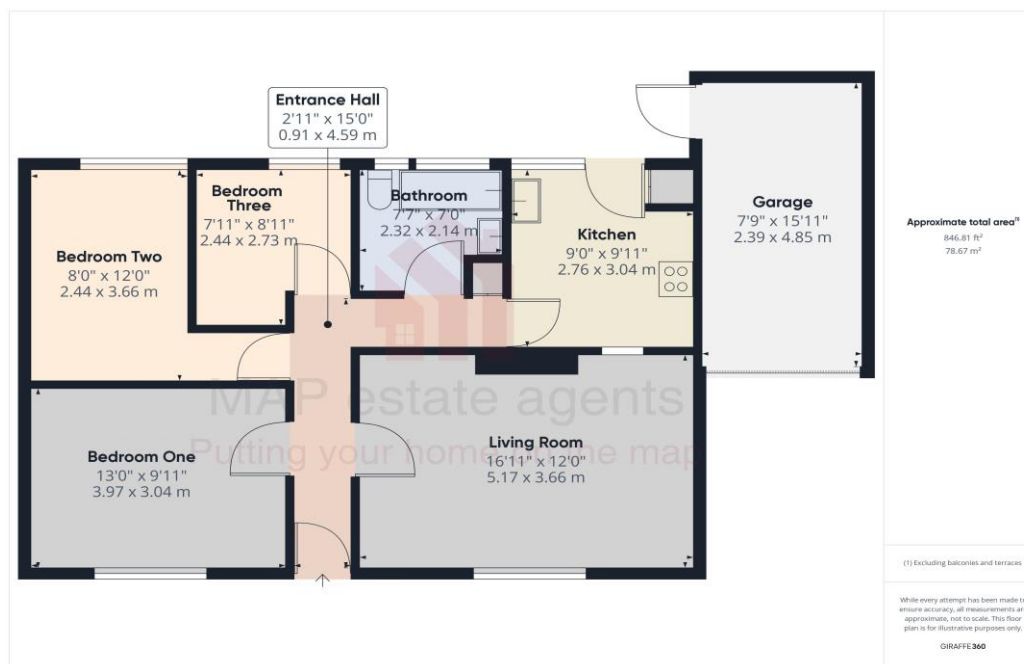


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Link-detached three bedroom bungalow
- 16' Lounge
- Quiet cul-de-sac location
- Generous garden
- Gas central heating
- Double glazing
- No onward chain
- Updating required
- Garage and driveway
- Offered for sale with no chain



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.