



**MAP estate agents**  
Putting your home on the map

**Wood Street,  
Penzance**

**£185,000  
Freehold**







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## Property Introduction

This end of terrace home is in a most convenient location just a few steps away from the town centre.

The centrally heated and double glazed accommodation is arranged over two floors and briefly comprises living room and kitchen on the ground floor with two bedrooms and the family bathroom upstairs.

To the rear of the property there is a small courtyard with rear gated access. Offered for sale with NO CHAIN.

## Location

Penzance is the gateway to some of the most spectacular scenery that West Cornwall has to offer, including the infamous Minack Theatre, Land's End and St Michael's Mount (which you can see from the property).

The harbour and beaches offer a beautiful place to relax, whilst also of interest is the seafront with it's promenade and the open-air seawater Jubilee Bathing Pool - one of the oldest surviving Art Deco swimming baths in the country. Sea and air links to the Isles of Scilly are available, whilst the mainline Railway link from London finishes here.

### ACCOMMODATION COMPRISES

Glazed panel front door opening to:-

#### **LIVING ROOM 20' 2" x 11' 1" (6.14m x 3.38m) maximum measurements**

A dual aspect room with windows to the front and rear. Laminate flooring. Two radiators. Television point. Stairs rising to first floor.

#### **KITCHEN 10' 7" x 6' 8" (3.22m x 2.03m)**

Fitted with a range of matching wall and base cupboards with roll edge worksurfaces over incorporating a stainless steel single drainer sink unit. Wall mounted combination boiler. Space for

fridge/freezer, space for cooker and space and plumbing for washing machine. Window to side. Door to rear courtyard.

### FIRST FLOOR LANDING

Access to loft. Smoke alarm. Doors opening off to:-

### BATHROOM

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and w.c. Radiator. Obscure window to side. Shelved airing cupboard with radiator. Complementary wall tiling.

### BEDROOM ONE 11' 4" x 10' 6" (3.45m x 3.20m)

Two windows to front elevation. Radiator.

### BEDROOM TWO 9' 9" x 6' 9" (2.97m x 2.06m)

Window to rear. Radiator.

### SERVICES

Mains water, mains electricity, mains drainage and mains gas.

### AGENT'S NOTE

The Council Tax Band for the property is band 'B'.

### DIRECTIONS

From the bottom of Causewayhead, take the next turning right on to Bread Street. Continue down Bread Street until you reach 'The Crown Inn' on your left hand side. Wood Street will be seen on your right hand side. If using What3words:-swerving.flight.solicitor

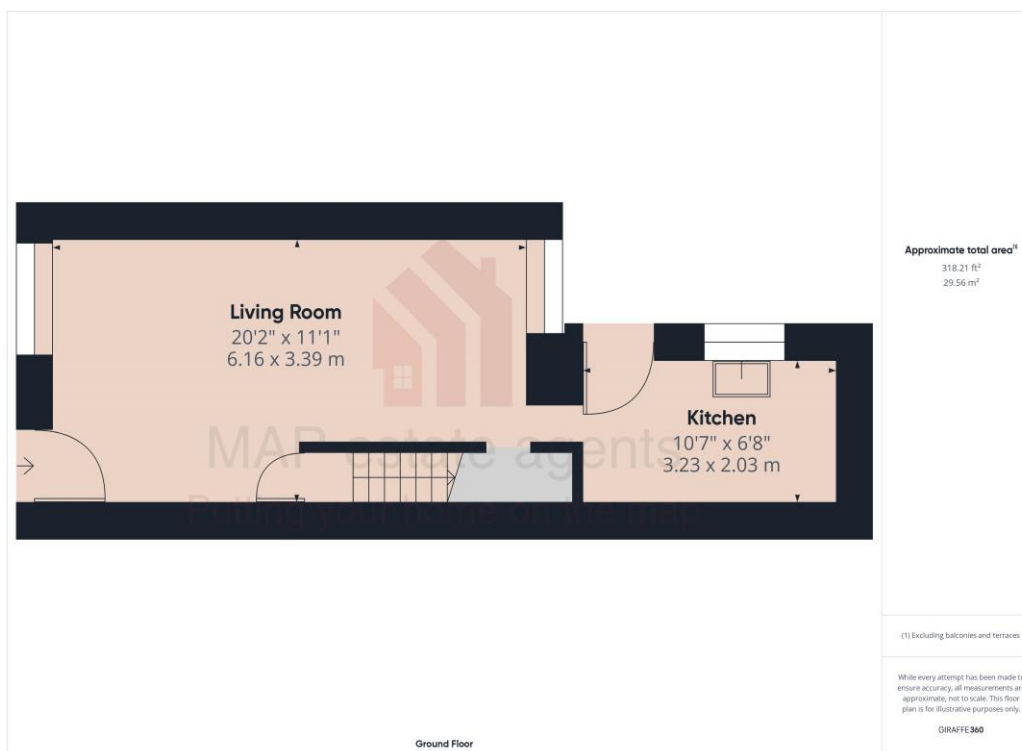


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Two bedrooms
- Generous living room
- First floor bathroom
- Stones throw from Penzance town centre
- Gas central heating
- Double glazing
- Small rear courtyard
- Offered for sale with no forward chain



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