

# 3A STREET-AN-GARROW

St. Ives TR26 1SG

Price: 279,950

A centrally located 2 bedroom cottage that has been upgraded by the present vendors to now boast a modern, airy and stylish property that has produced some excellent letting figures in its first year of being offered as a holiday retreat. With newly fitted kitchen, cozy and comfortable lounge, 2 double bedrooms, bathroom and not forgetting the useful covered front yard.



# CROSS ESTATES

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## STABLE STYLE FRONT DOOR LEADING INTO

### LOUNGE 11' 3" x 12' 11" (3.42m x 3.93m)

Lovely, snug and homely room having 2 UPVC double glazed sash windows to the front, one with window seat, exposed granite fireplace and side low level wall, with recess for electric fire and area for TV etc. ample power points, stairs rising to first floor, further built in seating under the stairs, modern electric radiator

### KITCHEN / DINER 10' 4" x 8' 10" (3.14m x 2.68m)

Charming modern fitted kitchen comprising an excellent range of white gloss base level cupboards, fitted fridge, and dishwasher, 4 ring electric induction hob with electric oven under and stainless steel hood and extractor fan over, range of wall storage shelving, ample worktop space, glazed top sink unit and drainer with mixer taps over, 2 UPVC double glazed windows to the front, fitted dining table with built in seating to one side, ample power points

### FIRST FLOOR LANDING

Built in cupboard, ideal for storage

### BEDROOM ONE 8' 6" x 10' 2" (2.59m x 3.10m)

UPVC double glazed window to the front, recess with rustic oak shelving, power points, modern electric wall radiator, further recess with hanging space

### BEDROOM TWO 13' 1" x 9' 0" (3.98m x 2.74m)

UPVC double glazed window to the front, built in wardrobe housing hanging space and shelving, power points, fitted modern wall radiator

### BATHROOM

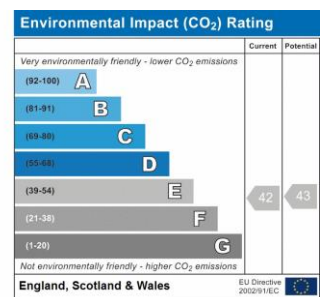
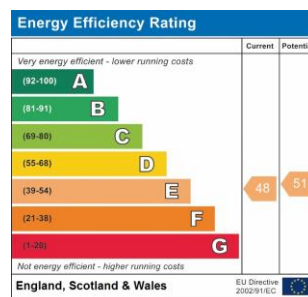
Wood panelled bath with electric shower over, heated towel rail, close coupled WC, pedestal wash hand basin, UPVC double glazed window to the front, part tiled walls.

### OUTSIDE

To the front of the property is a very useful covered front yard and porch, ideal for storage, bins and de-robing the wetsuits after a day on the beach.

## AGENTS COMMENTS

We at Cross Estates really like this property, its been upgraded to a great standard by the present vendors and its close proximity to the town make this a great cottage to buy and to continue the good work that the vendors have made in the holiday letting trade. Inside the property is comfortable and welcoming with lots of character, and we would highly recommend viewing.



Address:  
3a Street an Garrow, St Ives, Cornwall TR26 1SG



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