

LOT  
**115**

11 Marine Terrace, Penzance, Cornwall TR18 4DL

GUIDE PRICE **£195,000+**\*

VACANT RESIDENTIAL

### Description

A vacant two bedroom mid terrace property, situated in a prime location directly facing the Promenade in Penzance and enjoying glorious sea views to Mounts Bay. Whilst in need of modernisation throughout, the property offers tremendous potential to create an enviable seaside home, with the potential for upwards extension into the loft space subject to any requisite consents.

### Situated

Penzance is a thriving seaside town with glorious sandy beaches, Promenade and Lido, marina and mainline railway station. The town offers a wide selection of both bespoke and High Street shops and supermarkets, restaurants, bars and cafes, along with educational and recreational facilities catering for all age groups.

### Ground Floor

Entrance hall, lounge/diner, rear utility hall, cloakroom and kitchen.

Promenade and a courtyard to the rear giving access to the service lane.

### First Floor

Landing, two double bedrooms and bathroom.

### Viewings

Strictly by prior appointment with Miller Countrywide Penzance 01736 364260. General enquiries Countrywide Property Auctions 01395 275691.

### Outside

Level enclosed walled front garden leading on to the



### EPC Rating

F

### Council Tax Band

D

### Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an associate of an Employee of the Connells Group of companies.