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**Greenwood Crescent,
Penryn**

**Offers Over £255,000
Freehold**





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Property Introduction

A very well presented ex-local authority house in a slightly elevated position with a lovely green outlook towards Tremough woodland.

The owners have occupied the home for twenty years and have updated it with an upgraded bathroom, a remodelled kitchen and a new boiler and radiators (2021).

The vendor has created off-road parking and there is a lovely sunny low maintenance garden to the rear with a workshop/shed and a greenhouse.

Viewing our interactive virtual tour is recommended prior to arranging a closer inspection.

Location

Located towards the end of Green Lane in a popular residential area of Penryn, the property is in close proximity to the entrance of the beautiful grounds of the Tremough University Campus. There is a popular Primary School and a well stocked convenience store yards away with a bus stop also within walking distance.

The centre of Penryn with its range of niche shops, takeaways and cafes is a short walk away. The Railway Station at the top of the town provides a regular service to the City of Truro with its direct link to London Paddington and to the coastal town of Falmouth just two miles away with its choice of four beautiful beaches.

ACCOMMODATION COMPRISES

Double glazed door opening to the:-

HALLWAY

Coat and shoe storage. Stairs leading to the first floor. Doors off to:-

LOUNGE 14' 4" x 9' 6" (4.37m x 2.89m) maximum measurements

A dual aspect room with double glazed windows to the front and rear elevations having fitted vertical blinds. Focusing on an

ornamental fireplace with hearth, wood flooring and two contemporary style radiators.

KITCHEN/DINER 9' 4" x 7' 11" (2.84m x 2.41m)

Double glazed window to front elevation. The kitchen has been refitted with a range of high gloss wall and base units with handleless soft closing doors and drawers with worktop over incorporating a sink and drainer. Feature tiling surround. Space saving units, bespoke pan shelving and display shelving. Space for cooker with extractor hood (available by separate negotiation). Open doorway through to:-

UTILITY ROOM 7' 9" x 6' 0" (2.36m x 1.83m) plus recessed storage

Space for fridge/freezer and washing machine. Wall mounted 'Vaillant' boiler (installed in 2021). Double glazed window and double glazed door to rear garden. Range of shelving and useful under stairs storage space and radiator. Door to:-

GROUND FLOOR BATHROOM

Two double glazed windows to rear elevation. Low level WC, contemporary style stone wash hand basin on a bespoke wooden plinth with a feature brass tap and bath with mains shower over. Extractor fan and half tiled walls.

FIRST FLOOR LANDING

Loft hatch. Double glazed window to rear elevation. Loft hatch. Positive air flow system. Doors off to:-

BEDROOM ONE 14' 4" x 9' 6" (4.37m x 2.89m)

A dual aspect room enjoying an open outlook over Tremough Woodlands to the front and over the rear garden at the rear. Radiator.

BEDROOM TWO 14' 1" x 7' 1" (4.29m x 2.16m) maximum measurements

Double glazed window. Radiator. Useful storage cupboard.

BEDROOM THREE 7' 9" x 6' 9" (2.36m x 2.06m)

Currently used as a dressing room with double glazed window to rear elevation, radiator and wood flooring.

OUTSIDE FRONT

To the front of the property is off-road parking with steps and railings up to a path leading to the front door with garden laid to lawn to either side with a fence border to one side and hedging to the other.

REAR GARDEN

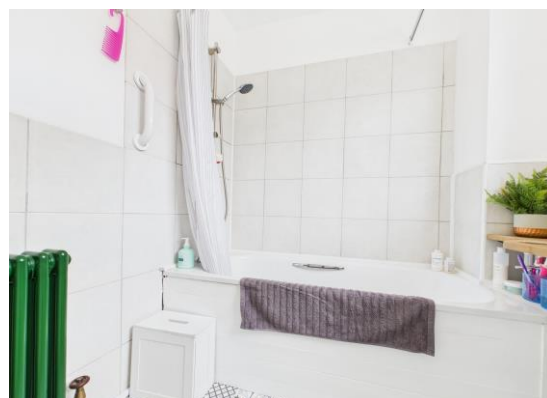
The rear garden is arranged in tiers and is designed to be low maintenance with paved areas, a greenhouse, shed and rockeries. There is a useful outside tap and a variety of shrubs that offer privacy and separation from the plot behind. A side gate leads to a pathway returning to the front for access.

AGENT'S NOTES

There is a plot (sold in 2023) to the rear of the property which has completely separate access and currently has plans resubmitted for a three bedroom detached property. The original planning permission number is PA22/02568, the new application is PA23/10270. A mundic report was carried out in 2016 and the result was A1 and is deemed suitable for mortgage purposes. A copy of the report is available from our office upon request. There is a small maintenance charge for the upkeep of the estate to Cornwall County Council of £15.37 per year. The Council Tax band for the property is band 'A'.

DIRECTIONS

From the blue railway bridge at the top of Penryn above the railway station on Green Lane. Follow up the hill up and over into Green lane which then leads into Greenwood Road at the bottom. Turn right into Greenwood Crescent and the property can be found on the right hand side with a nice driveway towards the end of crescent. If using What3words:- watch.arranges.token

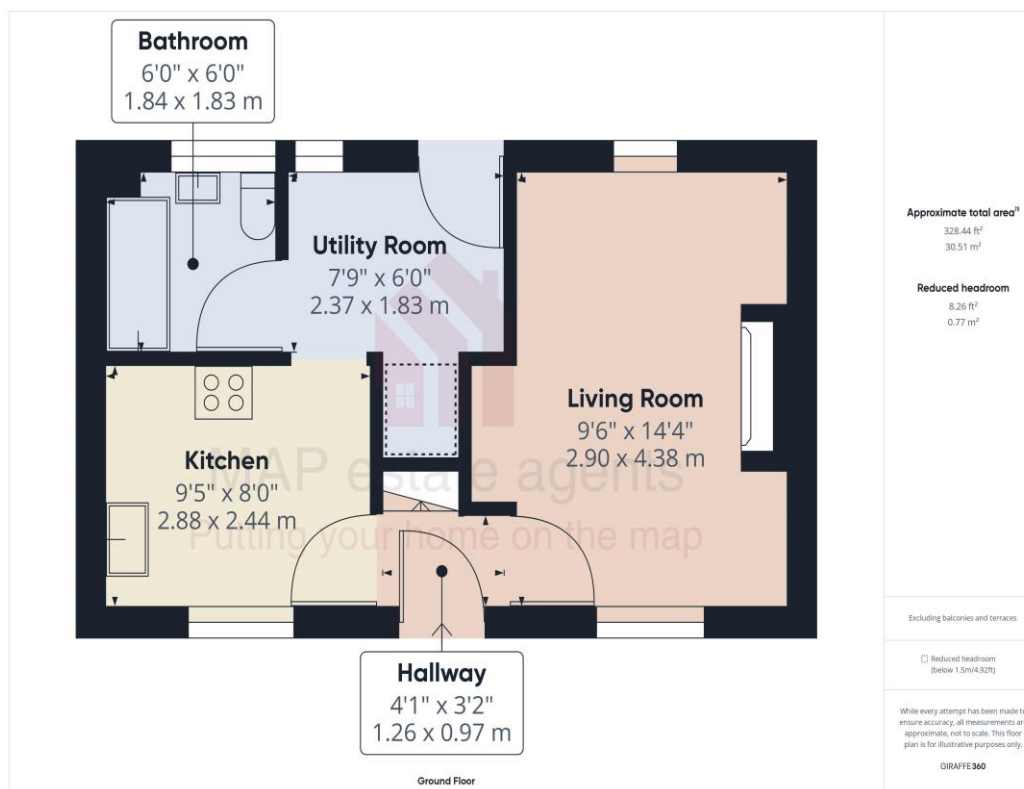


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	86
EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Three bedroom end of terrace home
- Well presented accommodation
- Lounge with ornamental fireplace & wood flooring
- Updated kitchen
- Separate utility room
- Ground floor bathroom
- Gas central heating
- Double glazing
- Off-road parking
- Located on outskirts of Penryn, close to Tremough



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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