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**76**

## 7 Boscaswell Estate, Pendeen, Penzance, Cornwall TR19 7EU

GUIDE PRICE **£100,000+**\*

VACANT RESIDENTIAL

### Description

A three bedroom mid terraced property requiring modernisation throughout, having the benefit of good sized front and rear gardens, in a well-established residential area. The property is likely to appeal to owner occupiers, residential lettings investors, or as a post works onwards resale opportunity.

### Situated

Pendeen is a popular village in West Cornwall, with a thriving local community, convenience store, public houses and primary school, with further facilities and amenities in the nearby towns of Penzance and St Ives.

### Ground Floor

Entrance hall, lounge/diner, kitchen/breakfast room.

### First Floor

Landing, three bedrooms and bathroom.

### Outside

Good sized front and rear gardens. Residents parking on street.

### Viewings

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

### EPC Rating

D

### Council Tax Band

A

### Tenure

Freehold

