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## 4 Avrack Close, Lower Drift, Buryas Bridge, Penzance TR19 6AH

GUIDE PRICE **£200,000+**\*

VACANT RESIDENTIAL

### Description

A three-bedroom link detached property set in the rural hamlet of Drift, having the benefit of an attached garage with additional on drive parking, along with front and rear gardens, double glazing and oil central heating. The property comprises an entrance hall, lounge/diner, kitchen/breakfast room, utility room and cloakroom to the ground floor, master bedroom with en-suite shower room, two further bedrooms and family bathroom to the first floor. **Cash buyers only.**

### Situated

The pretty rural hamlet of Drift is situated circa 3 miles from Penzance and 6 miles from Lands End, in proximity of Drift Reservoir with an abundance of wildlife and rural walks. The thriving seaside town of Penzance offers a wide selection of bespoke shops, leisure and educational facilities catering for all age groups and is readily accessible to the A30.

### Ground Floor

Entrance porch, hallway, lounge/diner with doors to the garden, kitchen/breakfast room, utility room and cloakroom.

### First Floor

Landing, master bedroom with en-suite shower room, two further bedrooms and family bathroom.

### Outside

Front and rear gardens, garage and additional on drive parking.

### Viewings

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



### EPC Rating

D

### Council Tax Band

D

### Note

Shared Borehole water supply.  
Due to an adverse mining survey, the property is suitable for cash

buyers only. Detailed copies of the mining investigation and a structural engineer's report are included within the legal pack.

### Tenure

Freehold