

EPC:
Waiting

12 Hanover Parc, Indian Queens, St. Columb TR9 6ER

Asking Price: £260,000

STRATTON CREBER













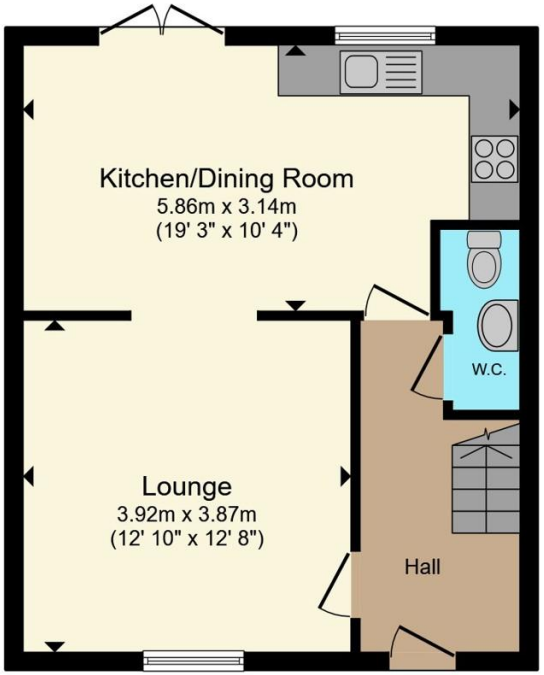
Situated in a good size corner plot this modern semi detached three bedroom house with lounge fitted kitchen/dining room and bathroom has recently been updated including updated kitchen, uPVC double glazing and gas central heating boiler. Outside there is a good size enclosed wrap around rear/side garden and level off road parking for two cars at the front and side.

Situated within the village of Indian Queens which offers a range of amenities and facilities including primary school, petrol filling station/general store, fish and chips and Chinese restaurants. The adjoining villages of St. Columb Road and Fraddon have a Marks & Spencer's, Boots, and Next stores. Newquay, Cornwall's premier tourist resort is within eight miles.

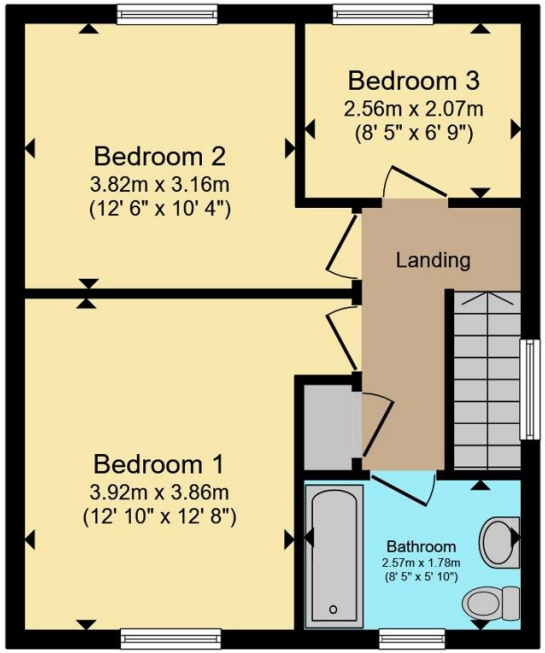
Viewing is strongly recommended.







Ground Floor



First Floor

Total floor area 83.9 m² (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Freehold**

Estate Service Charge: **£100 pa**

Viewing by appointment

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70 East Street, Newquay, Cornwall, TR7 1BE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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