

LOT  
11

60 Clarence Road, Torpoint, Cornwall PL11 2LT  
\*GUIDE PRICE £100,000+



A two bedroom terrace house, set in a favourable position in Torpoint. The property is suitable for cash buyers only.

#### DESCRIPTION

This two bedroom Edwardian terrace house is situated within close proximity of local amenities and offers accommodation comprising two double bedrooms, two reception rooms which could be converted into a third bedroom, kitchen, utility room, family bathroom and front and rear gardens. The property benefits from gas central heating and UPVC double glazing. We have been made aware the property contains Muncie Block and is therefore suitable for cash buyers only.

#### LOCATION

The town of Torpoint enjoys a range of amenities including shops, supermarkets, schools, doctors, post office, public houses and commuter links to Plymouth via the Torpoint Ferry. Antony House, Mount Edgcombe Country Park and the beaches along the Whitsand Bay coastline are all within a ten mile radius of the property.

#### ACCOMMODATION

**Ground Floor** Lounge, dining room, kitchen and utility room.

**First Floor** Two bedrooms and bathroom.

**Outside** Gardens to the front and rear.



#### NOTE

The seller has informed us that there is Muncie Block at the property and therefore is suitable for cash buyers only.

#### EPC

Energy Efficiency Rating – E

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

Strictly by appointment only with Miller Countrywide Torpoint 01752 813688. General enquiries Countrywide Property Auctions 01395 275691.

