



ANDREW
EXELBY
ESTATE AGENTS

Boltern Road, Marazion TR17

Guide Price £200,000

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- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
 - REQUIRES MODERNISATION THROUGHOUT
 - LOCATED TO THE OUTSKIRTS OF MARAZION TOWN CENTRE
 - EPC RATING E54 / COUNCIL TAX BAND - B
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- THREE BEDROOM SEMI-DETACHED HOUSE
 - GARDENS TO FRONT AND REAR ASPECT
 - SUBJECT TO A SECTION 157 LOCAL OCCUPANCY RESTRICTION
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FLOOR PLAN COMING SOON

Offered to the market with NO ONWARD CHAIN is this three bedroom semi-detached home that can be found on the outskirts of the popular town of Marazion. The property will require complete modernisation throughout and is subject to a section 157 local occupancy clause/restriction.