

MOORLAND ROAD, ST AUSTELL, CORNWALL

PRICE £195,000



FOR SALE AND CHAIN FREE IS THIS WELL PRESENTED AND PROPORTIONED OLDER STYLE HOME VERY CONVENIENTLY SITUATED A STONES THROW FROM THE TOWN CENTRE. THE GAS CENTRALLY HEATED ACCOMMODATION COMPRISES OF SPACIOUS ENTRANCE HALL, LOUNGE WITH ARCHWAY TO THE DINING ROOM, KITCHEN, LANDING THREE BEDROOMS, BATHROOM AND SEPARATE W.C. THE PROPERTY HAS THE BENEFIT OF UPVC DOUBLE GLAZED WINDOWS. OUTSIDE A LEVEL FRONT GARDEN AND AN ENCLOSED LAWNED REAR GARDEN WITH USEFUL GARDEN SHED.

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The Property

For sale and chain free is this well presented and proportioned older style mid terraced home very conveniently situated a stones throw from the town centre. The gas centrally heated accommodation comprises of Entrance hall, lounge with archway to the dining room, kitchen, landing three bedrooms, bathroom and separate W.C. The property has the benefit of UPVC double glazed windows. Outside a level front garden and an enclosed lawned rear garden with useful garden shed.

In the rear garden there is a useful garden shed. Access to the rear is also provided by a pedestrian lane leading to the end of the terrace.

Please note that parking could be provided with the property if the relevant planning permission was obtained, which should be very possible as the two neighbours have created parking.

Room Descriptions

Entrance Porch

With small recess to the front door. A very nice spacious hall with stairs to the first floor, under stairs cupboard. Door leading to the dining area.

Dining Room

9' 4" x 12' 2" (2.84m x 3.71m)
Window to the rear, attractive slate open fireplace with slate hearth and fitted cupboard to the left hand side, archway through to the lounge.

Lounge

12' 0" x 12' 4" (3.66m x 3.76m)
large window to the front, attractive slate fireplace.

Kitchen

11' 4" x 9' 2" (3.45m x 2.79m) Well fitted with a good range of white base units and high level cupboards, built in electric oven hob and extractor fan, built in dishwasher, tiled splashback, space and plumbing for washing machine, part glazed UPVC door to the rear. Wall mounted gas fired boiler, window to the side and rear. Low voltage lighting.

Landing

With roof access and rooms leading off.

Separate W.C.

A white suite with window to the rear, tiled floor.

Bathroom

Fitted with a white suite comprising panelled bath, shower screen with Triton shower over, vanity unit with various and useful storage cupboards, window to the side, low voltage lighting, tiled floor. Tiled around the bath area.

Bedroom 1

12' 2" x 11' 0" (3.71m x 3.35m)
Ornate fireplace, window to the rear, double wardrobe cupboard.

Bedroom 2

11' 10" x 9' 5" (3.61m x 2.87m)
Ornate fireplace, window to the front.

Bedroom 3

6' 8" x 8' 6" (2.03m x 2.59m)
window to the front.

Outside

To the front of the property is a neat level garden area which is mainly gravelled with a small dwarf wall forming the boundary to the front. Rear access to the property is provided by a pedestrian walk way which is accessed from the end of the terrace on the left hand side. The rear is nicely sheltered and enclosed laid to lawn for easy maintenance and has a very useful block built shed.