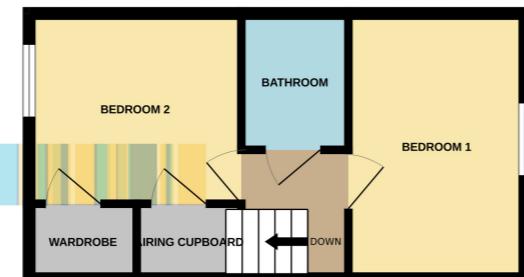


GROUND FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## CLARENCE ROAD, ST AUSTELL

PRICE £169,995



FOR SALE AND CHAIN FREE THIS SEMI DETACHED TWO BEDROOM HOUSE IS SITUATED ON A QUIET LANE IN A SHELTERED VALLEY LOCATION WITHIN A SHORT WALK OF THE TOWN AREA AND ALL THE AMENITIES. THE PROPERTY ENJOYS PARKING AND A LARGE REAR GARDEN WITH LARGE BLOCK BUILT WORKSHOP.

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



### The Property

Situated in a quiet lane enjoying a sheltered valley location within a short walk of the town area and all the amenities is this semi detached two bedroom house enjoying parking and a large rear garden with large block built workshop.

The property is chain free and would be ideal for first time buyers, young family or persons seeking a non estate quiet position yet within easy distance to the town, shops and schools.

The accommodation comprises of entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. Outside to the front there is a tarmac driveway with parking, a large sheltered rear garden which is level and also has the benefit of a large block built work shop. Windows and doors are Upvc double glazed units.

### Room Descriptions

#### Entrance Hall

With full glazed Upvc door leading into the hall with under stair cupboard.

#### Kitchen

6' 3" x 9' 9" (1.91m x 2.97m) Fitted with base units and high level cupboards, space and plumbing for washing, space for cooker, extractor fan, space for fridge/freezer, window to the front.

#### Lounge/Dining Room

12' 2" x 13' 0" (3.71m x 3.96m) With window and full glazed door to the rear.

#### Landing

With window to the side, roof access.

#### Bedroom 2

9' 0" x 8' 1" (2.74m x 2.46m) With wardrobe cupboard, second storage cupboard over the stairs.

#### Bedroom

12' 2" x 8' 1" (3.71m x 2.46m) Window to the rear, panel radiator.

#### Bathroom

6' 4" x 5' 9" (1.93m x 1.75m) Fitted with a White suite comprising of a panelled bath with shower mixer attachment, low level W.C. wash hand basin.

#### Workshop

20' 8" x 10' 1" (6.30m x 3.07m)

#### Outside

To the front is a tarmac drive with parking. The rear garden is level large and well screened offering great privacy.