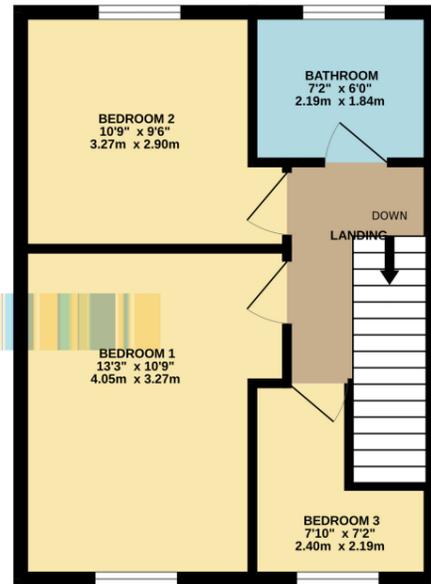
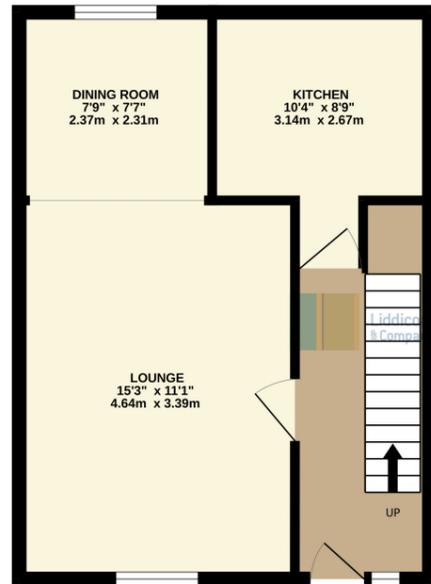


GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

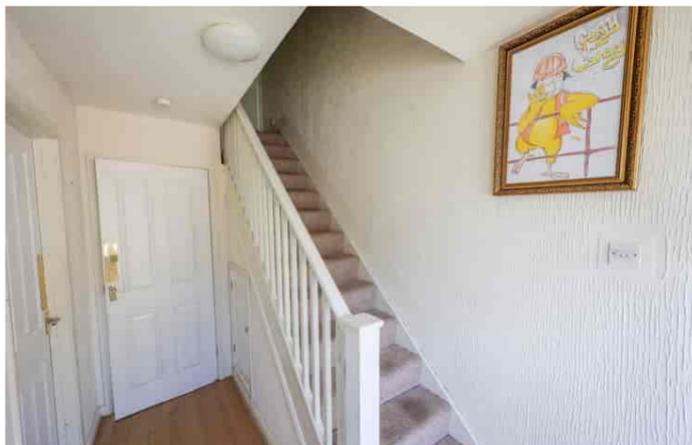
1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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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GROVE ROAD, ST AUSTELL, CORNWALL PL25 5NP

PRICE £189,950



OFFERED FOR SALE MODERN 3-BEDROOM HOME – CHAIN FREE. CONVENIENTLY LOCATED NEAR TOWN AND AMENITIES, THIS SEMI-DETACHED HOME OFFERS SPACIOUS LIVING, A WELL-EQUIPPED KITCHEN, AND THREE BEDROOMS. BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT.

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.



Room Descriptions

Entrance Hall

With half glazed panelled Upvc door to the hall. stairs to the first floor, under stairs cupboard, electric radiator.

Lounge

11' 0" x 15' 3" (3.35m x 4.65m) Window to the front, two wall lights, wall mounted electric fire. Archway through to the dining area.

Dining Area

7' 7" x 7' 8" (2.31m x 2.34m) Dimplex night storage heater, window to the rear, door through to the kitchen.

Kitchen

8' 9" x 7' 7" (2.67m x 2.31m) With half glazed door and window to the rear, space and plumbing for washing machine, built in oven space and plumbing for small dishwasher, ceramic hob unit, fitted with a range of base units and high level cupboards, door to under stairs cupboards, door to the hallway.

Landing

With roof access, airing cupboard.

Bathroom

7' 4" x 6' 1" (2.24m x 1.85m) With window to the rear, fitted with a low level W.C. wash hand basin, panelled bath, partly tiled walls.

Bedroom 1

9' 4" x 13' 4" (2.84m x 4.06m) With window to the front, panel radiator.

Bedroom 2

9' 6" x 9' 4" (2.90m x 2.84m) plus door recess. Window to the rear.

Bedroom 3

7' 9" x 7' 4" (2.36m x 2.24m) This is an L shaped room and these are maximum measurements, large wardrobe storage over the stair bulkhead, window to the front.

Outside

To the front, a lawned garden complements the property's welcoming façade, along with a dedicated parking space for convenience. At the rear, an enclosed garden offers a private retreat, featuring a hardstanding area ideal for a garden shed, an astro turf lawn, and a small patio perfect for outdoor relaxation. A gated access leads to the parking area, easily reached from the side road.

The Property

Modern Semi-Detached Home in Prime Location – Chain Free. Ideally positioned near the heart of town and its array of amenities, this contemporary three-bedroom semi-detached home presents a fantastic opportunity. Offered for sale with no onward chain, the property features a welcoming entrance hall, a spacious lounge/dining area, a well-appointed kitchen, and three comfortable bedrooms, all serviced by a stylish family bathroom.

Additional benefits include UPVC double-glazed windows and doors.