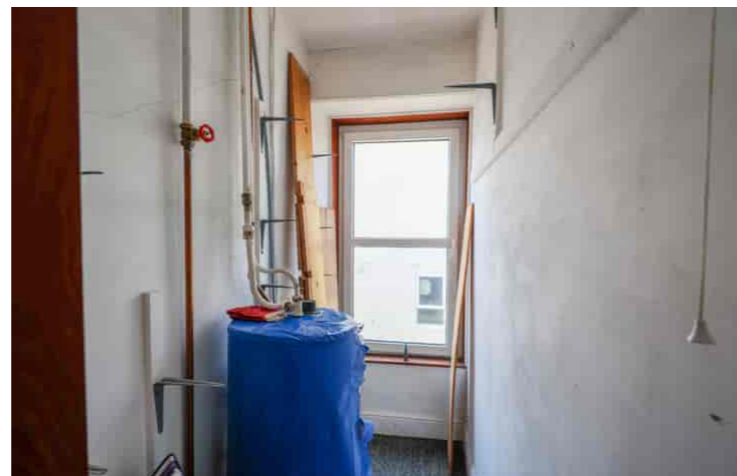


56 ALEXANDRA ROAD, ST AUSTELL, ST AUSTELL, CORNWALL
PL25 4QW

PRICE £365,000



FOR SALE AND CHAIN FREE IS THIS SUBSTANTIAL SEMI DETACHED VICTORIAN RESIDENCE CONVENIENTLY SITUATED WITHIN A SHORT WALK TO THE TOWN CENTRE. THIS PROPERTY HAS THE CAPACITY TO BE A BEAUTIFUL FAMILY HOME OFFERING SPACIOUS ACCOMMODATION WITH AN EQUALLY SIZABLE GARDEN SET WELL BACK FROM THE ROAD, ENJOYING AN IMPOSING STONE FINISH. THE ACCOMMODATION DOES REQUIRE SOME UPDATING BUT STILL RETAINS MANY CHARACTER FEATURES INDICATIVE OF PROPERTY OF THIS PERIOD.

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

For sale and chain free is this substantial semi detached Victorian residence conveniently situated within a short walk to the town centre. This property has the capacity to be a beautiful family home offering spacious accommodation with an equally sizable garden set well back from the road, enjoying an imposing stone finish. The accommodation does require some updating but still retains many character features indicative of property of this period.

The accommodation in brief comprises of Entrance hall, lounge, dining room, breakfast room, utility room, cloakroom, shower room, landing, 4 bedrooms, bathroom, separate W.C. potential en suite bathroom. Garage, two outbuildings, car port. Long driveway plenty of parking, level lawned garden.

The property also enjoys gas central heating and the majority of the windows are of the U.p.v.c. type.

Room Descriptions

Entrance Hall

Mosaic tiled floor, under stairs cupboard, full glazed U.p.v.c. door, stairs to the first floor.

Lounge

15' 7" x 12' 4" (4.75m x 3.76m)
French doors to the front, large window, marble and wrought iron fireplace with tiling inset, an original fireplace.

Dining Room

12' 8" x 12' 0" (3.86m x 3.66m)
Wood Parkay floor, large bay window, stone cladd open fireplace with T & G wooden chimmley breast.

Kitchen

13' 2" x 12' 1" (4.01m x 3.68m)
French U.p.v.c. door to the rear, Aga set in recess, space for cooker and fridge and large range of cupboards.

Breakfast room

19' 0" x 8' 0" (5.79m x 2.44m) L shaped with maximum measurement 12', two windows to the side, large woodburner set on a slate floor, two walls lights, ceramic tiled floor, door way leading to the entrance hall. Glazed door leading to the kitchen.

Utility Room

14' 2" x 6' 9" (4.32m x 2.06m) With full glazed U.p.v.c. door and windows to the rear, three feature glass block windows to the side, floor mounted Ideal Mexico gas fired boiler supplying radiators and hot water. Door to the cloakroom

Cloakroom

With low level W.C. wash hand basin, window to the side.

Shower Room

6' 4" x 3' 0" (1.93m x 0.91m) This is a walk in shower room/wet room, With Mira shower, window to the side.

Half Landing

Large U.p.v.c. window, which leads to the bathroom and separate W.C. this leading onto the main landing.

Bathroom

6' 6" x 7' 9" (1.98m x 2.36m) Built in shower cubicle with glass block wall, panelled bath with mixer tap, vanity unit with storage, downflow heater, recessed lighting, window to the rear.

Separate W.C.

With high level W.C. possibly the original, window to the side. Wash hand basin.

Bedroom

12' 2" x 8' 3" (3.71m x 2.51m) With wash hand basin, window to the front.

Airing Cupboard

9' 1" x 4' 0" (2.77m x 1.22m) Fitted with hot water cylinder, roof access, window to the side. This room would make a great en suite.

Bedroom

12' 8" x 12' 4" (3.86m x 3.76m)
Large bay window, wash hand basin.

Bedroom

15' 8" x 12' 3" (4.78m x 3.73m)
Two sach windows to the front, original wrought iron fireplace.

Bedroom

12' 4" x 13' 5" (3.76m x 4.09m)
Window to the rear, shower cubicle and wash hand basin

Outbuildings

Outbuilding 17' 0" x 10' 3" (2.13m x 3.12m) Power and light, U.p.v.c. window, space and plumbing for a washing machine.

Outbuilding 2 10' 6" x 6' 6" (3.20m x 1.98m) with power and light.

Garage

13' 0" x 14' 6" (3.96m x 4.42m) To the side of the garage is an open car port.

Outside

To the front of the property is a long driveway which leads to the rear where the parking area opens out to a turning space with access to the garage and car port. Beyond the garage is a level lawn bounded by stone walls.