



**2 BAKERY CLOSE, ST AUSTELL, CORNWALL PL25 5AX**

**PRICE £249,950**



**FOR SALE A MODERN DOUBLE FRONTED THREE BEDROOM HOUSE QUIETLY SITUATED ALONG A SMALL PRIVATE LANE WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE. THE PROPERTY IS CHAIN FREE WITH ON ON WARD CHAIN. THE ACCOMMODATION IN BRIEF COMPRISES OF ENTRANCE LOBBY, CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM, THREE BEDROOMS, BATHROOM AND EN SUITE SHOWER ROOM. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND U.P.V.C. WINDOWS AND DOORS. OUTSIDE THERE IS ALLOCATED PARKING FOR TWO CARS AND A LEVEL GENEROUS REAR GARDEN.**

**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 a modern double fronted three bedroom house quietly situated along a small private lane within easy walking distance of the town centre. The property is chain free with on on ward chain. The accommodation in brief comprises of Entrance lobby, cloakroom, lounge, kitchen/dining room, utility room, three bedrooms, bathroom and en suite shower room. The property benefits from gas central heating and U.p.v.c. windows and doors. Outside there is allocated parking for two cars and a level generous rear garden.

### Room Descriptions

#### Lounge

10' 4" x 17' 6" (3.15m x 5.33m)  
Windows to the front and rear, low voltage lighting.

#### Entrance Hall

With part glazed leaded light door and side screen, stairs to the first floor, Central heating control.

#### Cloakroom

With low level W.C. wash hand basin.

#### Kitchen/Dining room.

17' 6" x 8' 4" (5.33m x 2.54m)  
Window to the front and rear, solid wood floor, fitted with a good range of base units and high level cupboards, granite effect worktops with tiled splashback, fitted gas hob, oven and extractor fan, built in dishwasher, low voltage lighting, door to the utility room.

#### Utility Room

6' 8" x 6' 9" (2.03m x 2.06m) With a small range of units and plumbing for washing machine, wall mounted Baxi gas fired boiler, wood flooring, door to the rear garden.

#### Landing

A spacious landing with window to the front and rear., roof access, low voltage lighting. Airing cupboard.

#### Bathroom

7' 1" x 5' 0" (2.16m x 1.52m)  
Finished with a white suite, tiled walls and floor, low voltage lighting

#### Bedroom 3

8' 6" x 6' 9" (2.59m x 2.06m)

#### Bedroom 2

8' 9" x 9' 1" (2.67m x 2.77m)

#### Bedroom 1

10' 4" x 9' 9" (3.15m x 2.97m)  
Window to the front.

#### En Suite Shower Room

7' 2" x 4' 5" (2.18m x 1.35m) With a three piece white suite, tiled floor, , low voltage lighting, window to the rear. Mains shower

#### Outside

The property is accessed from Gover Road via a brick paved private drive that provides access to a small cul de sac. Within the cul de sac is a separate parking area and Number two has two allocated parking spaces. The rear garden is completely level and mainly laid to lawn but also enjoys a large gravelled PATIO AREA.