



Lostwood Road
St. Austell
PL25 4JR

Asking Price £170,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- RENOVATION AND MODERNISATION REQUIRED
- AMPLE OFF STREET PARKING
- CONNECTED TO MAINS SERVICES
- COUNCIL TAX BAND A
- EXPANSIVE LAID TO LAWN GARDEN
- WALKING DISTANCE TO SCHOOLS AND SHOPS
- SEMI DETACHED
- TWO OUTBUILDINGS IDEAL FOR STORAGE



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Tenure - Freehold

Council Tax Band - A

Floor Area - 914.93 sq ft



Property Description

Millerson Estate Agents are pleased to present this spacious, two double bedroom, semi detached house to the market. This property is situated in St Austell and is within walking distance of Poltair secondary school and St Austell College. It is being sold with no onward chain and benefits further from ample off street driveway parking and an expansive laid to lawn, sunny aspect rear garden. The internal accommodation briefly comprises of a bright and airy entrance hallway, lounge, spacious kitchen/diner whilst upstairs two double bedrooms and family bathroom complete this home. It is connected to all mains services and falls within Council Tax Band A. The property would benefit from a renovation and modernisation throughout. Viewings are highly recommended to appreciate all that there is to offer.

Location

Lostwood Road is situated on the edge of St Austell Town Centre and close to all the daily amenities you will require. Tesco Express is within walking distance and the town centre which offers an extensive array of shops, restaurants, public houses, a cinema and leisure facilities is less than 1 mile away. St Austell College and Poltair Academy are also located close by and provide various educational resources for all. The town benefits from a mainline train station, linking Penzance to London Paddington. Access to the A30 is within a 20 minute drive and is the main route outside of Cornwall.

The Accommodation Comprises

(All dimensions are approximate)

Ground Floor

Front door leading into:

Entrance Hallway

Double glazed window to the side aspect. Carpeted flooring. Skirting. Door leading to:

Lounge

14'9" x 11'6" (4.50m x 3.51m)

Double glazed window to the front aspect. Smoke sensor. Picture rail. Night storage radiator. Ample power sockets. Fireplace. Carpeted flooring. Skirting. Door leading through to the:

Kitchen / Diner

18'0" x 9'4" (5.51m x 2.87m)

Maximum measurements taken. Two double glazed windows to the rear aspect. A range of wall and base fitted units with roll edge worksurfaces and stainless steel sink with drainer. Space and plumbing for freestanding washing machine, fridge, freezer and oven/hob and grill. Two storage cupboards measuring 1.05m x 0.44m and 0.99m x 0.43m. Consumer unit housed. Under-stairs storage cupboard. Night storage radiator. Ample power sockets. Vinyl flooring. Skirting.

First Floor

Landing - Double glazed window to the side aspect. Loft access, Smoke sensor. Night storage radiator. Carpeted flooring. Skirting. Doors leading to:

Bedroom One

14'8" x 9'3" (4.48m x 2.82m)

Two double glazed windows to the front aspect. Ample power sockets. Airing cupboard measuring 0.86m x 0.58m housing hot water tank, thermostat controls and timber shelving. Two built in wardrobes measuring 1.04m x 0.58m and 1.27m x 0.86m. Carpeted flooring. Skirting.

Bedroom Two

11'3" x 9'4" (3.43m x 2.87m)

Double glazed window to the rear aspect. Ample power sockets. Built in wardrobe measuring 1.05m x 0.58m. Carpeted flooring. Skirting.

Bathroom

6'4" x 5'4" (1.94m x 1.64m)

Double glazed frosted window to the rear aspect. Partially tiled. Bath with shower over. W/C. Wash basin. Vanity unit. Vinyl flooring. Skirting.

Outside

To the Front - Brick paved driveway for ample off street parking. Covered entrance porchway. Side pathway to the back door and rear garden.



To the Rear - A sizeable laid to lawn garden with hard standing patio slab seating area. Purpose built outhouse measuring 2.42m x 1.83m leading through to a secondary storage area measuring 1.85m x 1.59m. Both ideal spaces for housing the lawnmower, BBQ and outdoor furniture.

Parking

There is a brick paved driveway suitable for off street parking for multiple vehicles. In addition there is currently unrestricted, on street parking situated close-by should this be needed.

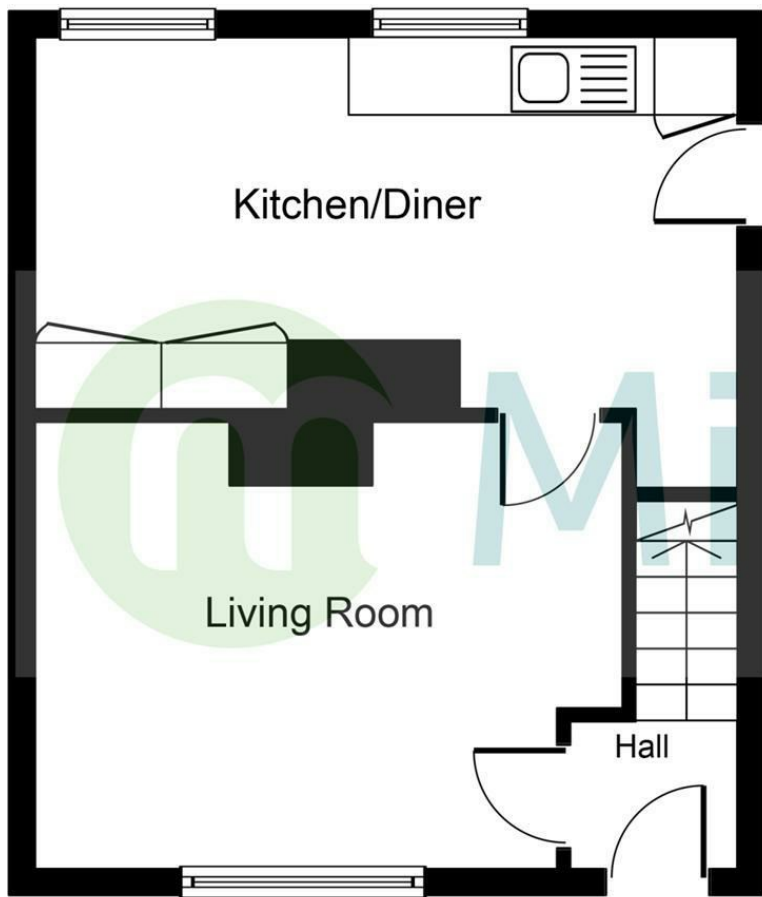
Services and Tenure

The property is freehold and is connected to mains water, electricity and drainage. It falls within Council Tax Band A.

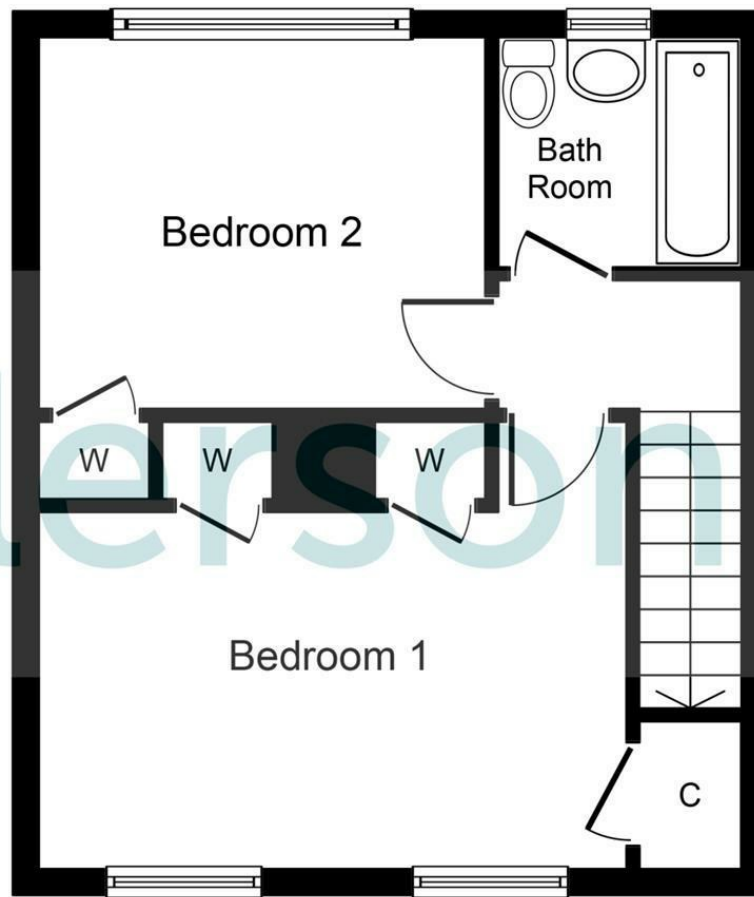
Directions

From the railway station ascend High Cross Street and at the mini round-a-bout turn left onto Carlyon Road. At the next round-a-bout turn left and then the second right hand turn onto Poltair Avenue continue to the bottom and take a left and left again where it merges on to Lostwood Road. The property will be located approximately half way up the road on your left hand and will be clearly marked by a round 'FOR SALE' Millerson board. A member of the team will be there to meet you.





Ground Floor



First Floor

Directions To Property

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Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

