



MAY WHETTER & GROSE

**11 PARK ROAD, ST. AUSTELL, PL25 5EZ**  
**GUIDE PRICE £165,000**



OFFERED WITH NO ONWARD CHAIN. WITHIN AN EASY WALK INTO THE TOWN CENTRE IS THIS TWO DOUBLE BEDROOM, TWO RECEPTION ROOM PERIOD PROPERTY, WITH THE ADDED BENEFIT OF MODERN KITCHEN AND BATHROOM. RAISED FRONT GARDEN AND COURTYARD AREA TO THE REAR TOGETHER WITH OUTBUILDING. INTERNALLY THE PROPERTY OFFERS FURTHER SCOPE AND POTENTIAL TO EXTEND UP INTO THE ROOF, OR DUE TO THE SIZE OF ITS FRONT BEDROOM COULD CREATE TWO SINGLES ROOMS IF NEEDED. PARK ROAD SITS CONVENIENTLY PLACED BETWEEN BOTH TRURO ROAD AND WEST HILL. FROM THE FRONT ENJOYS A VIEW DOWN TOWARDS PARK HOUSE RECREATIONAL GROUND AND PLAY AREA FROM ITS ELEVATED POSITION. EPC - D



## Location

## Directions

Walk down West Hill, turn right onto Park Road and the property will appear on the right hand side. A board will be erected for convenience. Please note there is no allocated parking.

## Accommodation

Steps with handrail lead to the front door with covered entrance. Obscure double glazed part panelled door with light panel above leading through into entrance hall.

## Entrance Hall



Period features of mosaic tiled flooring can be seen immediately and further internal obscure part stained glassed door into inner hallway with radiator. Staircase to the first floor and doors into both reception rooms.

## First Reception Room

11'1" x 14'3" - maximum into bay (3.38 x 4.36 - maximum into bay)



Formerly two rooms now having one wide open archway with deep skirting board surrounds.

Chimney breasts, one within the main lounge area with wood mantle surround with stone effect backdrop and raised hearth. The other having four bar gas fire set onto a raised slate hearth with backdrop and wood mantle over.

To the front double glazed bay window with pull back vertical blinds and view towards the children's play area. A large wall mounted radiator.

## Second Reception Room

11'7" x 11'11" - maximum into recess (3.55 x 3.64 - maximum into recess)



Wall mounted radiator and door into large under stairs storage with power and light.

## Kitchen

10'2" x 8'3" (3.12 x 2.54)



A modern refitted kitchen comprising a range of wall and base units complimented with strip wood effect laminated work surface incorporating one and half bowl stainless steel sink and mixer tap. Freestanding and under unit space for white good appliances. All finished with a polished bevelled edge tiled splashback. Recessed spotlighting. Two double glazed windows, one to the side and picture window to the rear with deep display sill. Part double glazed door opens through into rear porch area.

### Rear Porch Area

6'0" x 4'1" (1.83 x 1.27)

Two double power sockets ideal for further white good appliances. Extractor fan. Double glazed door with cat flap opens out onto the rear courtyard.



Staircase to the half landing, step up and into the large family bathroom.

### Family Bathroom

10'7" x 8'4" (3.25 x 2.55)



Comprising white suite with low level WC, hand basin, panelled bath and curved glazed doors into shower cubicle with integrated shower system. Finished with a speckled bath sheet wall surround. Large obscure double glazed window to the side. Chrome heated towel rail. Louvre wood door opens through into airing cupboard housing the boiler.

Steps up onto the main open landing area where there is access through to the loft. Radiator. Doors into both double bedrooms.

### Bedroom

12'4" x 8'11" - maximum (3.77 x 2.73 - maximum)



With radiator and double glazed window to the rear.

### Bedroom

11'5" x 15'2" (3.48 x 4.63 )



Two large double glazed windows with radiator beneath. Three double wall mounted power sockets with both Television and Telephone points. This room could possibly be split into two single bedrooms and due to the large loft area and landing could incorporate an additional stair case subject to relevant consents.

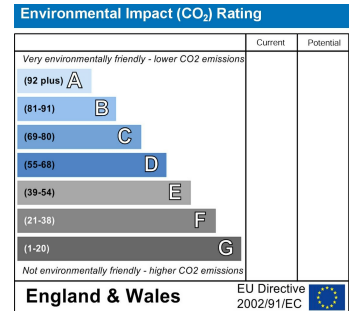
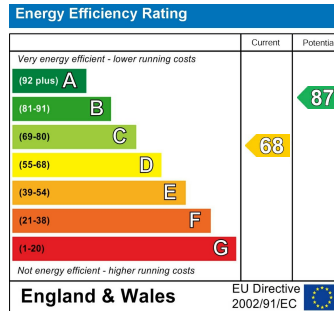
## Outside



## Agents Notes

Currently the property has no carpets. The property has no allocated parking. There is latched gateway to the rear over the neighbouring property.

## Council Tax Band - B



The property is set back from Park Road, in an elevated position with pillared part stone wall with wrought iron hand rails. Low maintenance front garden area.

To the rear is a hard standing courtyard with outbuilding.



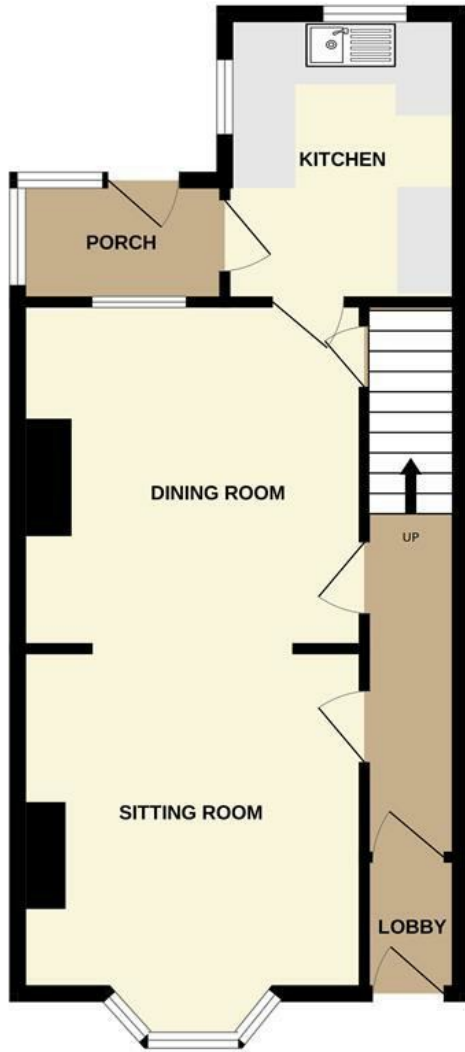




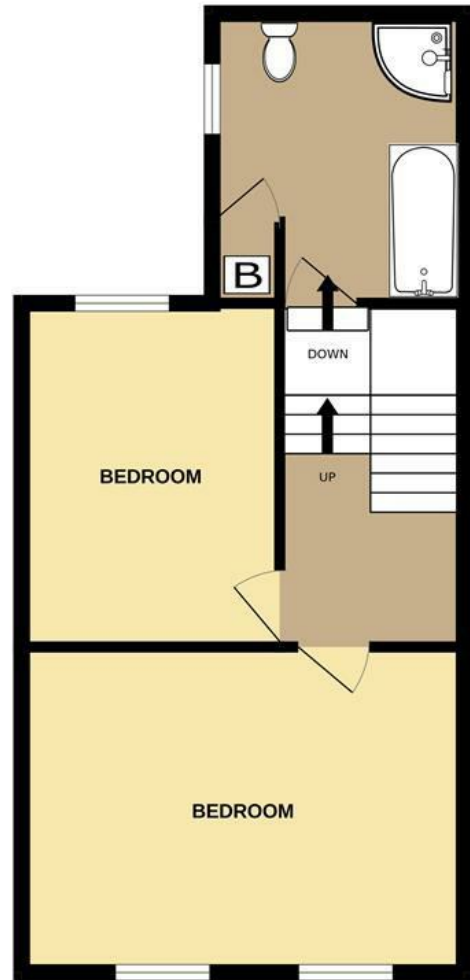




GROUND FLOOR



1ST FLOOR



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Made with Metroplan 5/2024

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