



35 Bosorne Road, St Just,  
Cornwall, TR19 7JQ.

















**35 BOSORNE ROAD, ST JUST, CORNWALL, TR19 7JQ**

**GUIDE PRICE £185,000 FREEHOLD**

A one/two bedroom end of terrace granite cottage with outside space, situated close to the centre of St Just town.

**\* EXQUISITE CHARACTER GRANITE COTTAGE SET IN DESIRABLE ST JUST TOWN \***

**\* NO ONWARD CHAIN \* GARDEN AREA TO REAR \* FREE STANDING KITCHEN \***

**\* DOUBLE BEDROOM WITH WOOD FLOOR \* SINGLE BEDROOM/STUDY \***

**\* ENGINEERED OAK FLOOR \* DOUBLE GLAZING \* BATHROOM \***

**\* WITHIN LEVEL WALKING DISTANCE OF TOWN AMENITIES AND THE SOUTHWEST COASTAL PATH \***

**EPC = E \* COUNCIL TAX BAND = A \* APPROXIMATELY 41 SQUARE METRES \***

A quirky granite one/two bedroom cottage, situated close to the centre of the bustling town of St Just, giving level access to all the amenities, such as primary and secondary schools and the shopping centre. The property maintains many character features throughout and comprises of kitchen and lounge with a wood burner on the ground floor, turn staircase rises to the first floor, which at present is laid to one bedroom with walk through to bedroom two and the bathroom. The first floor can be easily partitioned off to create separate access to bedroom two and the property retains huge amount of charm throughout. The house is double glazed and to the rear is a section of the garden area for exclusive use by the property with a shared pulley washing line. The property enjoys engineered oak flooring throughout and has a boarded loft area. An internal viewing is recommended to fully appreciate this delightful cottage.

Wooden stable door into:

**KITCHEN:** 12' 11" x 6' 8" (3.94m x 2.03m) Two composite double glazed windows, custom made free standing kitchen units, ceramic white sink, space and plumbing for washing machine, patterned stain glass window into living room, free style dresser with granite worktop with shelves above, fitted shelving on exposed granite wall.

**LIVING ROOM:** 16' 7" x 9' 4" (5.05m x 2.84m) Two composite windows and door to front, feature fireplace with multi fuel burner and granite features surround, exposed beams, engineered oak floor, cupboard housing fuse box and electric meter, aerial point, smoke and carbon monoxide alarms.

**STAIRS AND LANDING:** Composite window, granite feature wall, fitted book shelves, opens into:

**BEDROOM ONE:** 16' 9" x 8' 4" (5.11m x 2.54m) Composite window with exposed granite cornice, exposed beamed ceiling, original wood flooring, smoke alarm, sliding door into:

**BATHROOM:** Double glazed window, white suite comprising bath with mixer tap shower, pedestal wash hand basin, low level WC, radiator, heated towel rail, tiled floor, patterned stain glass window, Jack and Jill sliding door from bedroom and bathroom into:

**BEDROOM TWO/STUDY:** UPVC double glazed window, original wooden floor, patterned window light, loft hatch (partially boarded).

**OUTSIDE:** Rear access gate gives access to the area of garden and to the shared pully washing line.

**AGENTS NOTE:** We understand from OpenReach webiste that Ultrafast Full Fibre Broadband is available to the property. We tested the mobile phone signal for O2 which was good. The property is constructed of granite under a slate roof.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

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