

Burrows ESTATE AGENTS

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Station Road, St Blazey, Cornwall



£179,950

- Available with vacant possession, no ongoing chain
- Terraced 2 bedroom cottage situated within the popular location of St Blazey
- Modern, light and well presented accommodation throughout
- Excellent first time buyer/buy to let opportunity
- Lounge/Dining room, kitchen, 2 bedrooms, box room, bathroom
- Double glazed, gas central heating
- Paved hardstanding parking to front for 2 (small vehicles)
- Good sized patio and lawned garden to rear incorporating greenhouse and block built store

A great opportunity to purchase a modernised light and attractive terraced cottage within a popular location within St Blazey offered with no ongoing chain.

The cottage is well presented throughout providing a good sized lounge, modern white fitted kitchen, 2 bedrooms, plus a box room/small child's single and bathroom. The cottage also has double glazing and gas fired central heating, along with being rewired in 2013.

Outside there is a paved hardstanding area to front which provides parking for 2 (small sized vehicles). The main garden is to the rear and there is a paved patio area, expanse of lawn with greenhouse and block built store.

Positioned within Station Road which forms part of St Blazey, the property is within walking distance to a good range of amenities, along with bus stop and a short distance walk from the Par one way system where there are a further range of amenities.

Accommodation

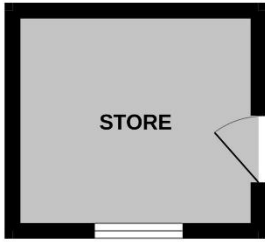
Front Entrance	Part-patterned glazed door to lounge.
Lounge	16' 8" x 12' 3" (5.08m x 3.73m) Maximum including staircase to first floor. Two radiators and window to front. Chimney breast housing gas fire. Door to understairs storage cupboard with window to rear. Door to kitchen.
Kitchen	10' 10" x 8' 4" (3.30m x 2.54m) Fitted with a modern range of white fronted base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with built-in oven and gas fired hob. Tiled flooring. Inset ceiling spotlights and door to built-in cupboard housing Baxi combination boiler. Window to rear enjoying garden outlook and patterned glazed door to rear.
First Floor	
Landing	Doors off to both bedrooms. Step up to child's single/box room and bathroom. Window to rear and telephone point.
Bedroom 1	12' 6" x 10' 0" (3.81m x 3.05m) Maximum including chimney breast. Radiator, window to front.
Bedroom 2	9' 9" x 8' 3" (2.97m x 2.51m) Maximum including staircase bulkhead/recess. Radiator and window to front. Access hatch to roof space.
Small Child's Single/Box Room	8' 2" x 6' 3" (2.49m x 1.90m) Maximum into recess. Radiator and window to rear.
Bathroom	8' 2" x 4' 2" (2.49m x 1.27m) Suite comprising panelled bath with electric shower over. Close coupled WC and wash basin. Fully tiled walls and floor. Patterned glazed window to rear and extractor fan.
Outside	To the front there is a paved hardstanding area for 2 small vehicles with Cornish stone walling to either side and door leading to front entrance. The main garden is to the rear where there is an immediate paved patio area and this leads onto a good expanse of lawn with greenhouse. At the very rear there is a useful block built store which measures 9'1" x 8'3" (2.77 x 2.51m) with pedestrian door and window to front. The whole is well enclosed with timber fencing to boundaries.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

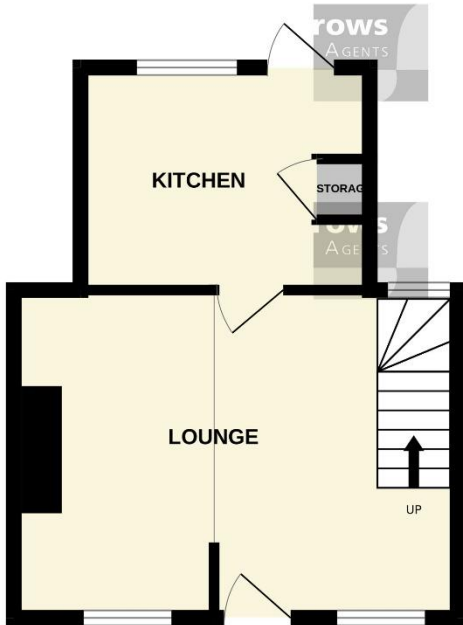
Council Tax Band B correct as at February 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

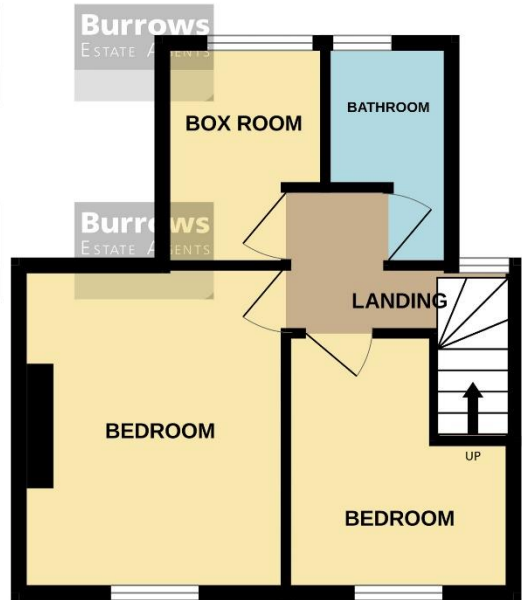
Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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