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## 29 Grosvenor Avenue, Newquay TR7 1BJ

**£265,000**

A UNIQUE TWO BEDROOM DETACHED PERIOD TOWN HOUSE WITH OPEN PLAN LIVING AND A COURT YARD GARDEN LOCATED WITHIN A FEW MINUTES WALK OF THE TOWN CENTRE AND MANY BEACHES, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- UNIQUE TWO BEDROOM DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- SPACIOUS, OPEN PLAN LIVING ACCOMMODATION
- GENEROUS DOUBLE BEDROOMS
- NEAT REAR COURTYARD
- POTENTIAL TO CREATE PARKING
- ALL MAINS SERVICES
- HIGHLY DESIRABLE TOWN CENTRE LOCATION

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#### DESCRIPTION:

#### THE LOCATION:

Welcome to Number Twenty Nine Grosvenor Avenue. a unique two bedroom detached period house presented to a good modern standard located within a few minutes walk of the thriving town centre, Newquay offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you. Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind. The property is a short walking distance to the many beaches (including the world famous Fistral Beach), the Heron Tennis Centre, The Sports Centre and Trenance Gardens.

A neat entrance hallway with a large walk-in storage cupboard guides you in to the triple aspect open plan kitchen lounge diner. This generous area has ample space for cooking, dining and relaxing with a gorgeous box bay window to the front allowing for an abundance of natural light. Practically, the modern kitchen has a good range of units with space for a dish washer and washing machine and an integrated eye level oven, gas hob and microwave. From the kitchen area, there's access to the rear courtyard .

Both bedrooms can be found on the first floor, there's one at the front and one at the rear. Both are generous doubles with the largest at the front having a box bay window. Also, on the first floor the family bathroom features a 'P'Bath with a shower over and is fully tiled.

This property has gas central heating powered by a combination boiler located in the hallway cupboard. The windows are upvc double glazed. There's a mixture of laminate flooring and carpets with fresh, neutral decor.

Externally, there's a neat courtyard garden at the side and potential to create parking at the front subject to the relevant permission being granted.

In summary, this unique town house oozes character and charm with many modern features and the added benefit of no onward chain.

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Entrance  
1.12m x 0.91m (3'8 x 3'0)

Lounge Area  
5.00m x 3.56m (16'5 x 11'8)

Kitchen Area  
8.3 x 3.61 (27'2" x 11'10")

Bedroom 1  
3.68m x 3.53m (12'1 x 11'7)

Bedroom 2  
3.58m x 2.90m (11'9 x 9'6)

Bathroom  
1.98m x 1.45m (6'6 x 4'9)

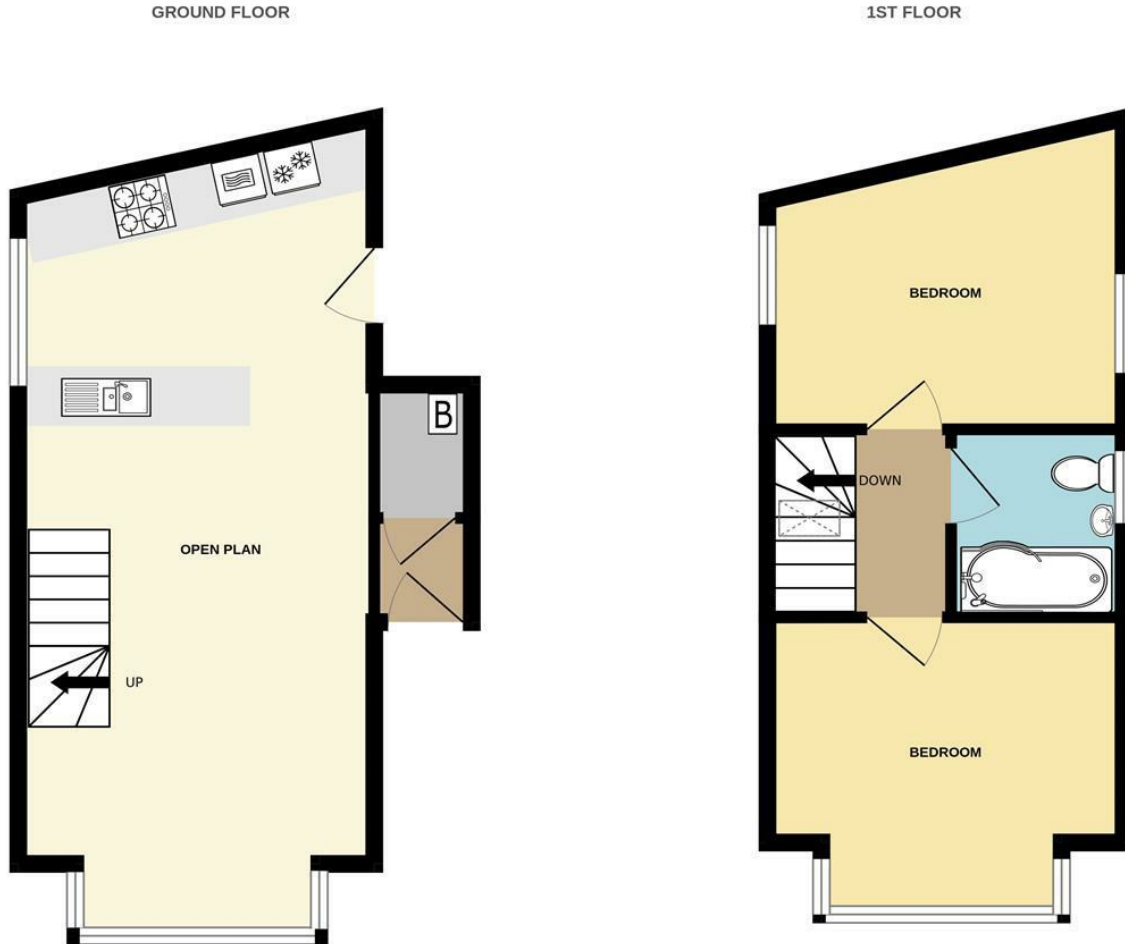
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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	B		86
(82-91) C			
(69-81) D		49	
(55-68) E			
(39-54) F			
(21-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101) A	B		
(82-91) C			
(69-81) D			
(55-68) E			
(39-54) F			
(21-38) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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