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32 Grovewood Court, Fraddon TR9 6TX

£200,000

A VERY WELL PRESENTED TWO-BEDROOM TERRACED HOME WITH ALLOCATED PARKING AND A SUNNY, PRIVATE GARDEN LOCATED IN A TUCKED AWAY LOCATION WITH EASY ACCESS TO THE A30 AND JUST A SHORT DISTANCE FROM KINGSLEY VILLAGE, AWAY FROM ANY PASSING TRAFFIC.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

FEATURES:

- WELL PRESENTED TWO BEDROOM HOUSE
- NEAT, LOW MAINTENANCE SUNNY GARDEN
- ALLOCATED PARKING
- EASY ACCESS TO A30
- WELL POSITIONED IN A TUCKED AWAY SPOT AWAY FROM PASSING TRAFFIC
- WITHIN EASY REACH OF KINGSLEY VILLAGE
- IDEAL FOR FIRST TIME BUYERS
- EPC TO FOLLOW

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DESCRIPTION:

The mid-County village of Fraddon is particularly well connected with easy links to the A30 ensuring commuters can easily gain access to Truro, St Austell and Bodmin. Located between the neighbouring villages of Indian Queens and St Columb Road, Fraddon has a thriving community and offers plenty of day to day amenities including a co-op, doctors' surgery, various takeaways, and a traditional village pub.

The nearest Primary School at Indian Queens is very well-regarded with secondary education options in Newquay and Brannel.

The Kingsley Village shopping destination is just a few minutes down the road and features a Marks & Spencer superstore along with other well-known stores including Boots, McDonalds and Starbucks. The coastal town of Newquay is around seven miles away, providing plenty of restaurants, cafes, bars and shops, not to mention some of the most stunning coastline on the north coast!

This property occupies a tucked away location away from any traffic, it has been well looked after by the current owner and has well proportioned accommodation with a neat, low maintenance garden and allocated parking.

The front door opens into a hallway where you will find a useful cloakroom. From the hallway, you will find the living room which has a window to the front. This is a great size family room with plenty of space for lounge furniture.

At the rear, with a window overlooking the garden and French doors, the kitchen offers a good range of cream, shaker style units with an integral fridge and space for a washing machine and oven. There's ample space for a family dining table.

Both double bedrooms can be found on the first floor, one at the front and one at the rear. Both have built in storage and the bathroom is immaculately presented with a bath and electric shower over.

From the first floor landing, there's access to the loft which is boarded. This property has gas central heating powered by a combination boiler and upvc double glazing. It's in great condition throughout with modern, neutral decor and a mixture of carpets and laminate flooring.

At the rear, the garden is neat and low maintenance laid with patio slabs with steps leading up to the rear. There's allocated parking at the front.

In summary, this property is perfect for first time buyers and ready to move into. It's conveniently located and in great condition.

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Porch
1.40m x 1.07m (4'7 x 3'6)

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Lounge
4.67m x 3.71m (15'4 x 12'2)

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Kitchen Diner
3.71m x 3.15m (12'2 x 10'4)

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Cloakroom
1.91m x 0.91m (6'3 x 3'0)

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Bedroom 1
3.71m x 3.15m (12'2 x 10'4)

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Bedroom 2
3.20m x 2.18m (10'6 x 7'2)

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Bathroom
2.21m x 1.75m (7'3 x 5'9)

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		91
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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