



Boswedden, St Just TR19

£230,000



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## Boswedden, St Just TR19

A very endearing mid-terrace property with two double bedrooms, an additional office or nursery, as well as two great size living spaces downstairs that are open-plan to one another with doors and windows at both ends; creating a wonderfully social space that now needs some improvements.







## DESCRIPTION

Set back from the road leading to Cape Cornwall from St Just, is this mid-terraced property with two bedrooms, the largest of which has a further room off it which offers flexibility as a nursery, office or dressing room.

Approached across a small front patio area that would accommodate a bench, some storage or a little bistro set, is this two storey home offering good-size living spaces on the ground floor. Through the front door brings you in to the living space that opens through to a good-size kitchen/diner with a glazed door out to the rear garden. The rooms all have wooden floorboards.

To the first floor, off a landing, is a double bedroom to the front and a large double bedroom ahead and to the rear. The larger bedroom looks over the rear garden, but has a partition wall and door through to a smaller room that would make a fabulous dressing room, nursery or office. The bathroom is also upstairs, and the current layout could easily be reconfigured to suit a variety of needs.

To the rear, outside the kitchen/diner, is a lawned rear garden with a lovely tree providing some shelter and shade toward the end of the garden where Cornish hedging and timber fencing above provides some privacy. The garden is a blank canvas for someone wanting to create an enclosed space with some wonderful specimen shrubs.



## LOCATION

St Just is a very popular town with a thriving community and a varied mix of busy shops



## KITCHEN/DINER

6m x 2.4m (19'8" x 7'10")

Range of base units with laminate worktops and some wall units. Stainless steel sink and drainer with space and plumbing for laundry appliances. Tiled splashbacks. uPVC double glazed window to rear and uPVC double glazed door to rear garden. Wooden floors.

## BEDROOM

3.4m x 3.4m (11'1" x 11'1")

Large double bedroom with wooden floorboards and uPVC double glazed window to rear. Partition wall and door through to:

## OFFICE/DRESSING ROOM/NURSERY

2.18m x 2.04m (7'1" x 6'8")

Useful office or nursery with wooden floorboards and uPVC double glazed window to front





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