

17 GRENVILLE ROAD, LOSTWITHIEL, PL22 0EP



An attractive two bedroom end terraced Victorian house with no ongoing chain, boasting a popular location on the eastern side of the town just a short level walk from the River Fowey and town centre.

Accommodation Comprises:- Entrance hall, kitchen/diner, lounge, landing, two bedrooms, bathroom, original sash windows, gas fires and electric heating, attached utility room/W.C, rear patio and a separate garden.

£240,000

SITUATION

Grenville Road is situated a short distance from the Tudor Bridge which crosses the River Fowey into the town centre. The ancient town of Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Lostwithiel lies just a few miles from the south coast and about a fifteen-minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Front entrance door opening into:-

Entrance Hall

Decorative tiled floor. Overhead compartment enclosing the electric meter and consumer unit. Under stairs cupboard. Telephone point. Door to lounge. Door into:-



Kitchen/Diner

11' 11" into alcove x 10' 0" (3.64m x 3.06m) Matching range of shaker style wall, base and drawer units with granite effect rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Space for electric cooker with extractor unit over. Space and plumbing for dishwasher. Space for additional under-counter appliance. Under cabinet spotlighting. Tiled floor. Part exposed stone walls and part tiled walls. Sash window to front elevation. Stone/brick chimney breast with inset coal effect gas fire and wood mantel. Concealed gas and water meter.

Lounge

13' 11" into alcove x 12' 0" (4.25m x 3.67m) Stone/brick fireplace with fitted gas fired stove on a raised tiled hearth. Shelved alcoves. Access to under stairs cupboard. Sash window to rear elevation. Small overhead storage compartment above doorway. Door to rear patio. Staircase rising to:-

FIRST FLOOR

Landing

Access to loft space (Pull down ladder, light, insulated and part boarded). Doors to bedrooms and bathroom.

Bedroom One

13' 5" x 8' 9" (4.09m x 2.66m) Sash window to rear elevation. Deep built-in double wardrobe with louvered doors and overhead storage.

Bedroom Two

13' 3" x 8' 2" (4.03m x 2.5m) Sash window to front elevation. Ornamental fireplace.

Bathroom

9' 11" x 7' 10" (3.02m x 2.39m) Modern white suite comprising:- Curved panelled bath with side screen and 'Triton' electric shower unit over, low level W.C and vanity wash hand basin with tiled splashback. Part tiled walls. Exposed pine floorboards. Wall mounted electric heated towel rail. Wall mounted electric panel heater with digital programmer. Built-in airing cupboard with louvered doors, enclosing a factory insulated hot water storage cylinder and shelving. Obscure glazed sash window to front elevation

OUTSIDE

To the side of the property is a pedestrian gate opening to a shared pathway, leading to a raised patio area which adjoins the rear of the house. The pathway continues to an open lawn garden with mature tree/hedge borders. The garden is located a short distance from the back of the property and would benefit from being fenced off to provide greater privacy.

Attached Utility Room/W.C

13' 2" x 6' 2" (4.01m x 1.87m) Personal door and two windows. Light and power connected. Space and plumbing for washing machine. A small partitioned area encloses a white low level W.C and a stainless steel sink with cupboard below. Note:- On a separate water meter to the house.

ENERGY RATING

Band G (18).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Proceed through Fore Street in Lostwithiel and turn right at the t-junction over the Tudor bridge. Continue over the level crossing into Grenville Road and then carry on until No.17 is identified on the right-hand side, just after the bend.



KITCHEN/DINER



BATHROOM



LOUNGE



ATTACHED UTILITY ROOM/W.C



BEDROOM ONE



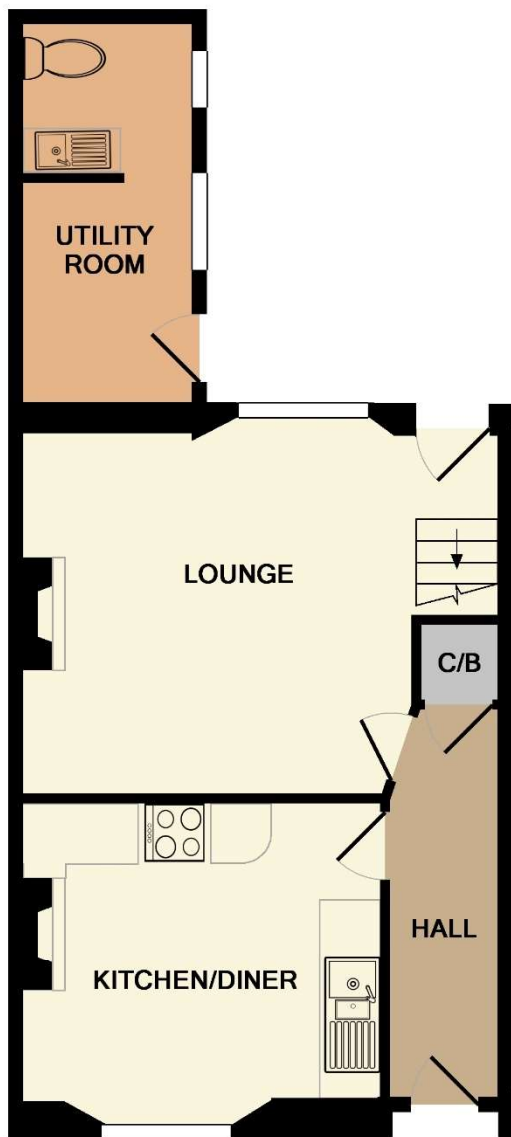
REAR PATIO



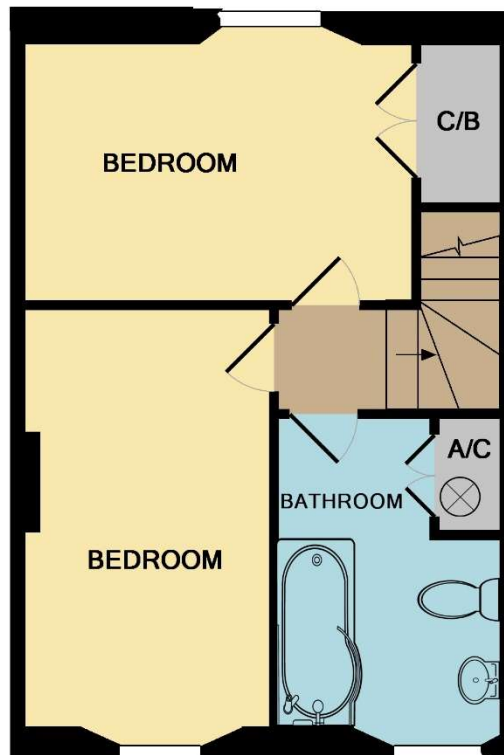
BEDROOM TWO



SEPARATE GARDEN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2016

FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

Members of the NAEA



St Austell
 18 Duke St, St Austell
 PL25 5PH
 01726 73483
 staustell@jefferys.uk.com

Lostwithiel
 5 Fore St, Lostwithiel
 PL22 0BP
 01208 872245
 lostwithiel@jefferys.uk.com

Liskeard
 17 Dean St, Liskeard
 PL14 4AB
 01579 342400
 liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.