

30 GRENVILLE ROAD, LOSTWITHIEL, PL22 0EP



A charming two bedroom mid-terrace cottage with no ongoing chain, boasting a popular location on the eastern side of the town within easy walking distance of the River Fowey and the town centre.

Accommodation Comprises:- Open plan living room/kitchen/diner, ground floor bathroom, two double bedrooms, uPVC double glazing, gas fired central heating, low maintenance rear garden and a timber shed.

£225,000

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

uPVC double glazed front entrance door opening into:-



Living Room

12' 5" x 11' 4" (3.79m x 3.46m) Feature stone fireplace. Tiled floor. Radiator. uPVC double glazed window to front elevation. Beamed ceiling. Wall mounted box containing the electric meter and modern consumer unit. TV aerial points. Opening into:-



Kitchen/Diner

20' 5" x 11' 6" (6.23m x 3.51m) narrowing to 7' 8" (2.33m) The kitchen is fitted with a matching range of cream fronted shaker style wall, base and drawer units with wooden worktops. Inset stainless steel sink and drainer unit. Space for cooker. Space and plumbing for washing machine. Tiled floor. Feature stone fireplace with fitted flue (No stove connected) and an old cloam oven. Built-in alcove cupboard enclosing a 'Potterton' gas fired central heating boiler. Two uPVC double glazed windows to side elevation. uPVC double glazed door to rear garden. Radiator. Telephone point. Turning staircase to first floor. Door into:-

Bathroom

8' 9" x 4' 3" (2.67m x 1.29m) White suite comprising:- Corner bath with electric shower unit over, low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Radiator. Shaver light and socket. Obscure uPVC double glazed window to rear elevation.

FIRST FLOOR

Bedroom One

11' 9" x 11' 5" (3.58m x 3.48m) (Maximum) Radiator. uPVC double glazed window to front elevation. Exposed wooden floorboards. Built-in wardrobes.

Bedroom Two

10' 5" x 8' 1" (3.17m x 2.47m) Radiator. uPVC double glazed window to rear elevation. Exposed wooden floorboards. Access to loft space. Built-in wardrobe. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving.

OUTSIDE

To the rear is a low maintenance terraced garden with steps leading up to a timber shed.

ENERGY RATING

D(60).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

From the end of Fore Street in Lostwithiel, turn right at the T-junction and go over the Tudor Bridge. Continue over the level crossing into Grenville Road and proceed up the hill until the property is identified on the left-hand side.



LIVING ROOM



BEDROOM ONE



DINING AREA



BEDROOM TWO



KITCHEN



REAR GARDEN



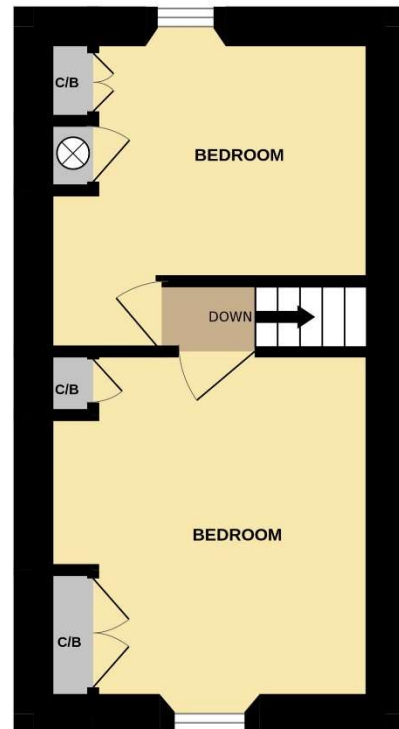
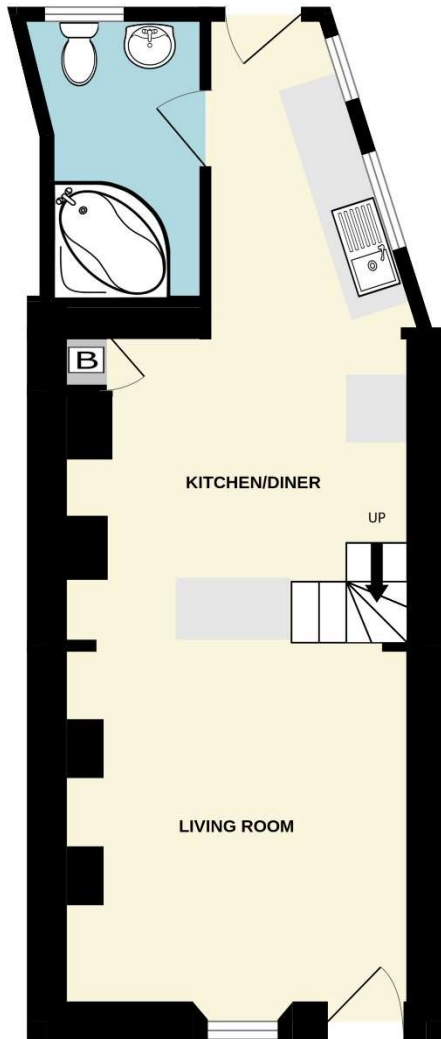
BATHROOM



REAR ELEVATION

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

Members of the NAEA



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