

## **7 GRENVILLE ROAD, LOSTWITHIEL, PL22 0EP**



**An attractive three bedroom Grade II listed period house with no ongoing chain, boasting a popular location just a short level walk from the River Fowey and town centre.**

**Accommodation Comprises:- Entrance hall, lounge, dining room, kitchen, landing, three bedrooms, en-suite shower room, family bathroom, gas fired central heating and an enclosed south facing decked garden.**

**£289,950**

## 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. Stairs rising to first floor. Door to dining room. Door into:-



#### Lounge

14' 11" x 11' 4" (4.55m x 3.46m) (Maximum) A dual aspect room with Georgian sash window to front elevation (Secondary glazed) and uPVC double glazed window to rear elevation. Radiator. Fireplace with inset wood burning stove on a slate hearth. TV aerial and telephone points. Under stairs storage space with overhead compartment.

#### Dining Room

14' 11" x 11' 11" (4.55m x 3.63m) (Maximum) Georgian sash window to front elevation (Secondary glazed). Radiator. Oak laminate floor. Fireplace with inset gas fired stove (Installed in 2021), decorative tiled inserts, wood surround and granite hearth. Box enclosing the gas meter. Door into:-

#### Kitchen

13' 6" x 6' 11" (4.12m x 2.11m) Features a modern range of white fronted wall, base and drawer units with solid oak worktops. Inset stainless steel sink and drainer unit with mixer tap. Part tiled walls. Built-in Hoover single electric oven with four ring gas hob above and stainless steel extractor hood over. Baxi gas fired combination boiler. Radiator. Tiled floor. Wall unit containing electric meter and consumer unit. Small loft hatch. Space and plumbing for washing machine. Space for fridge/freezer. Two uPVC double glazed windows to rear elevation. uPVC double glazed french doors opening onto the rear decking area.

## FIRST FLOOR

### Landing

Access to loft space (With large hatch, folding ladder, insulated and majority boarded). uPVC double glazed window to rear elevation. Doors to all bedrooms and family bathroom.

### Bedroom One

11' 4" x 9' 11" (3.46m x 3.03m) (Maximum) Georgian sash window to front elevation (Secondary glazed). Radiator. TV aerial point. Feature cast iron fireplace with decorative tiled inserts and wood surround. Door into:-

### En-Suite Shower Room

6' 4" x 5' 0" (1.94m x 1.54m) Modern white suite comprising:- Corner shower cubicle with rainfall and mixer shower heads, low level W.C and vanity wash hand basin. Fully tiled walls and floor. Inset ceiling spotlights. Extractor fan. Large chrome wall mounted heated towel rail. Georgian sash window to front elevation (Secondary glazed).

### Bedroom Two

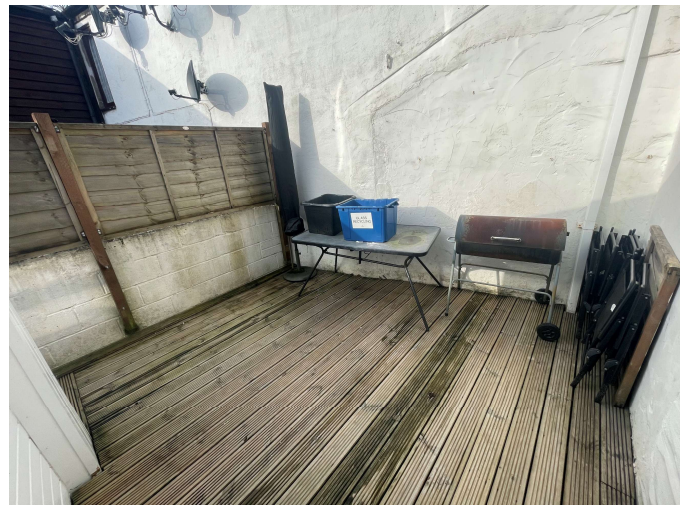
11' 2" x 8' 6" (3.42m x 2.60m) Radiator. uPVC double glazed window to rear elevation. TV aerial point.

### Bedroom Three

8' 11" x 8' 2" (2.74m x 2.51m) Georgian sash window to front elevation (Secondary glazed). Radiator. TV aerial point.

### Family Bathroom

10' 1" x 5' 0" (3.08m x 1.55m) Modern white suite comprising:- Panelled bath with shower unit over and glass side screen, low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. uPVC double glazed window to rear elevation. Large chrome wall mounted heated towel rail. Inset ceiling spotlights. Extractor fan.



## OUTSIDE

To the rear is an enclosed south facing decked garden, which provides a sitting out area and some storage space. There is also a pedestrian gate to the side.

## ENERGY RATING

D(60).

## COUNCIL TAX

Cornwall Council. Tax Band 'C'.

## DIRECTIONS

Proceed to the end of Fore Street in Lostwithiel and turn right at the T-junction over the Tudor Bridge. Continue over the level crossing into Grenville Road and No,7 is located shortly after on the right-hand side.





**LOUNGE**



**EN-SUITE SHOWER ROOM**



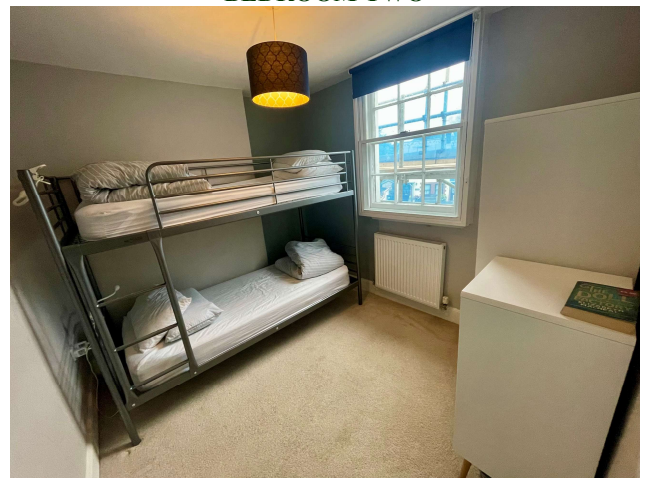
**DINING ROOM**



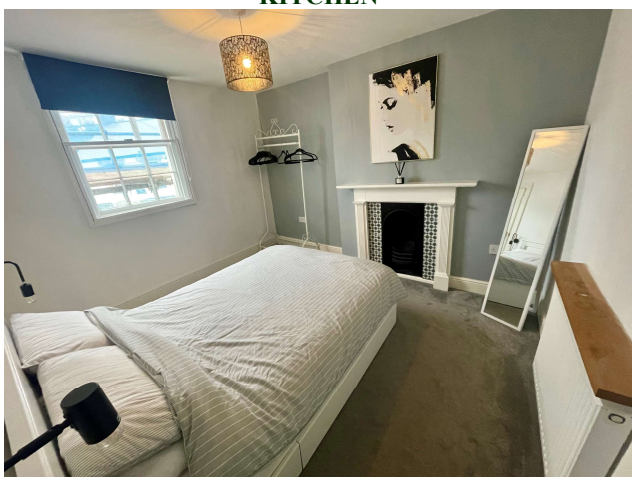
**BEDROOM TWO**



**KITCHEN**



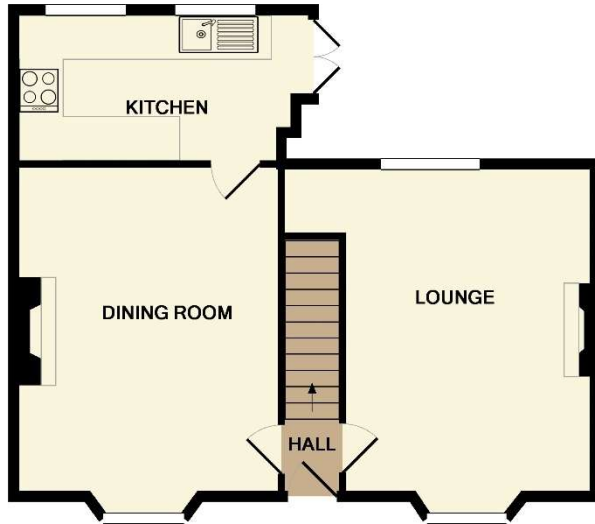
**BEDROOM THREE**



**BEDROOM ONE**



**FAMILY BATHROOM**



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

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