



Byde 2, 27 Mellanvrane Lane, Newquay, TR7 2LB

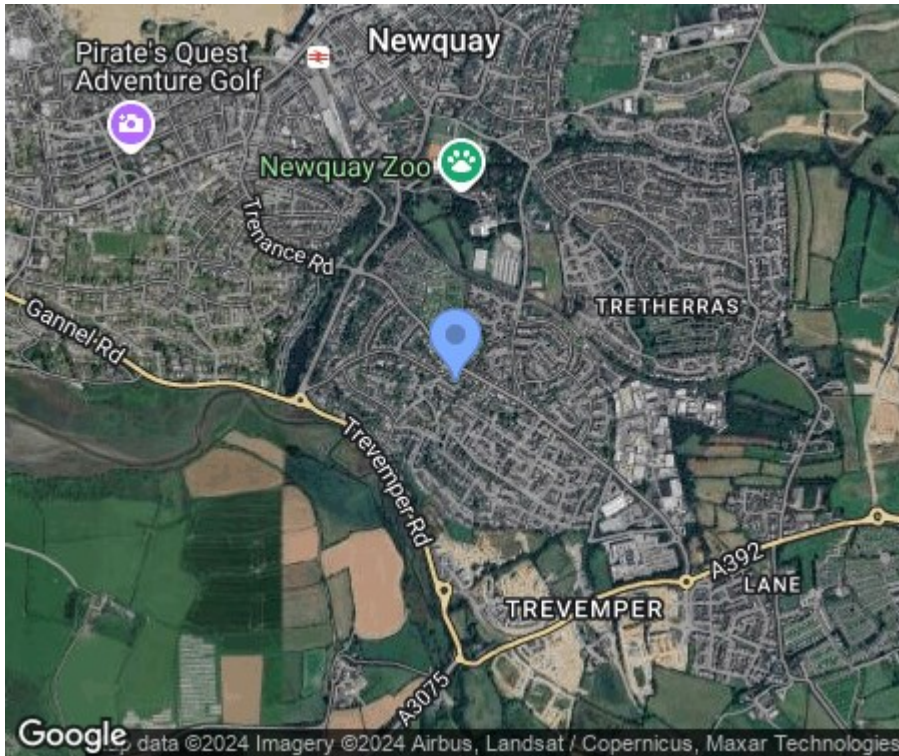
david ball
Agencies

A CHAIN FREE unfurnished semi-detached house with double glazing and gas central heating. Two bedrooms. Kitchen/Diner with separate lounge boasting block parquet flooring. Family bathroom. Enclosed rear garden. Parking for two cars.

Guide Price £199,950 Freehold

Key Features

- ****Chain Free****
- Period Features
- Separate Lounge
- Potential first time buyer or investment opportunity
- Allocated Parking
- Kitchen/Diner
- Private rear garden
- Viewing recommended





Lounge Dining Room

22'10" x 12'0" (6.97 x 3.68)

Obscure double glazed entrance door to side elevation. Dual aspect double window. Radiator. Stair rising to first Floor, Decorative fireplace (no Chimney) with a matching tiled surround and hearth with wooden mantel over. steps rising to

Kitchen

15'3" x 7'11" (4.65 x 2.43)

Double glazed sliding patio doors leading to the rear garden. A fitted kitchen with a range of base, wall and drawer units with roll top work surfaces over with a inset stainless steel sink unit with mixer tap. Space for washing machine, electric oven and freestanding fridge freezer. vaulted ceiling. Storage cupboard housing the gas central heating boiler.

Landing

Access to bedrooms and bathroom.

Bedroom One

12'1" x 10'7" (3.70 x 3.23)

Dual aspect double glazed windows. Radiator.

Bedroom two

6'3" x 6'5" (1.93 x 1.98)

Obscure double glazed window to the side elevation. Radiator.

Bathroom

8'9" x 4'9" (2.68 x 1.47)

Panel bath with mixer tap and shower head. Close coupled WC with dual flush. Pedestal wash hand basin. Extractor fan. Shaver Point, Radiator.

Externally

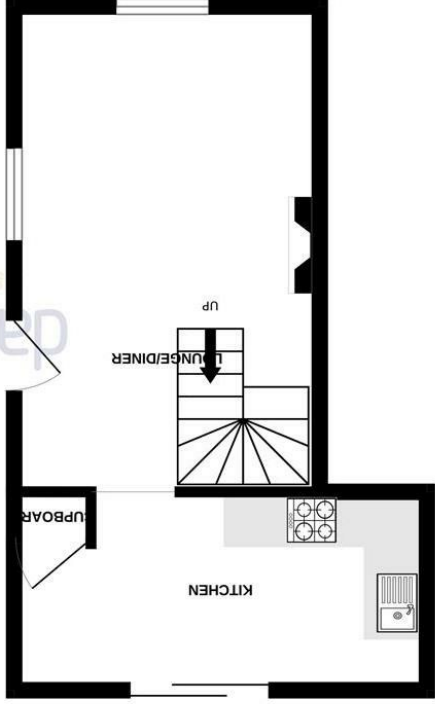
To the front is a level front garden laid to lawn along with an allocated parking space. To the rear is a paved patio and a partially enclosed garden laid mainly to lawn.



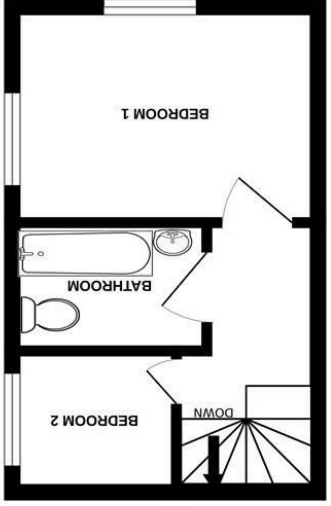


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GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating	
Current	Potential
84	53
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (82 plus)	
B (81-81)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	

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