

## 16 Grovewood Court, Fraddon, TR9 6TX



**NO ONWARD CHAIN | ENCLOSED GARDEN & PARKING | 2 bedroom terraced house in a popular central Cornwall location just 5 minutes walk from the popular Kingsley shopping complex ideal as a starter home or rental investment with a potential £895pcm.**

- Gas central heating
- Private parking space and enclosed rear garden
- Central Cornwall location close to the A30
- Ideal buy-to -let or first time property
- uPVC double glazing throughout
- Vacant possession with NO ONWARD CHAIN

**Price £200,000 Freehold**



Located in a true central Cornwall location, Grovewood Court offers a wonderful flexible starter home within easy reach of all local amenities including the extremely popular Kingsley shopping precinct. The property has excellent travel links including the A30, Newquay Airport and is within 20 minutes' drive of Newquay, Padstow, Bodmin, St Austell and Truro. It is ideally located if you need to travel for work or any of the facilities each town offers, especially the wonderful coasts.

From the front, steps lead to the uPVC front door opening to the entrance vestibule housing a large cupboard for coats and shoes. This provides access to the downstairs WC and lounge. The lounge has a front aspect window, stairs ascending to the first floor and access through to the kitchen diner. The kitchen/diner has a range of floor and wall mounted units under a granite effect worktop, large under stairs storage cupboard and the gas boiler providing the hot water and central heating throughout.

To the first floor are 2 double bedrooms with the second room benefitting from an integral double wardrobe and the family bathroom, fully tiled with a full length side panel bath, pedestal basin and low level WC.

**OUTSIDE REAR**

To the rear, the property has 3 terraced areas mainly laid to decking, with steps up to the rear where the allocated parking space can be found. The garden is fully enclosed with timber fencing to the sides and rear.

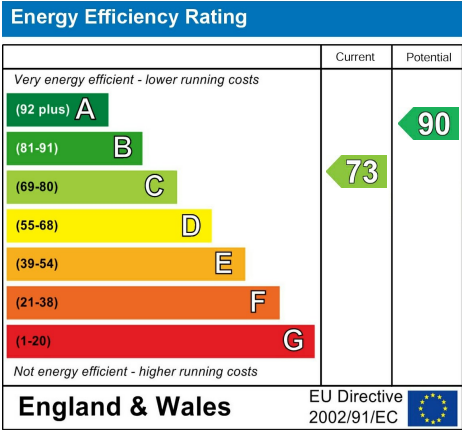
**TENURE**  
Freehold

**SERVICES**  
All mains

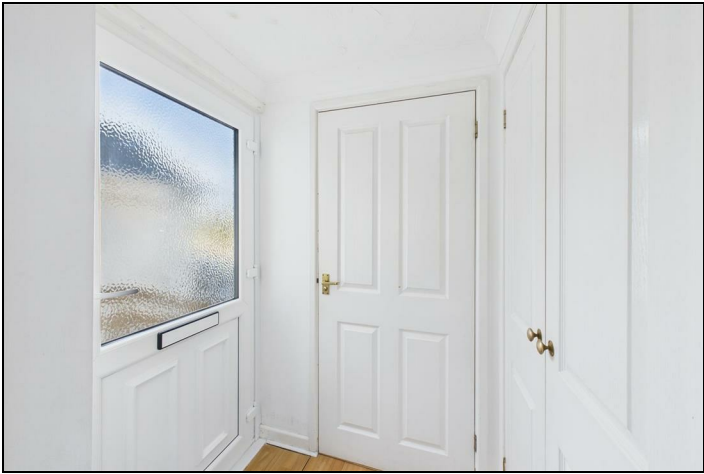
**COUNCIL TAX**  
Band B

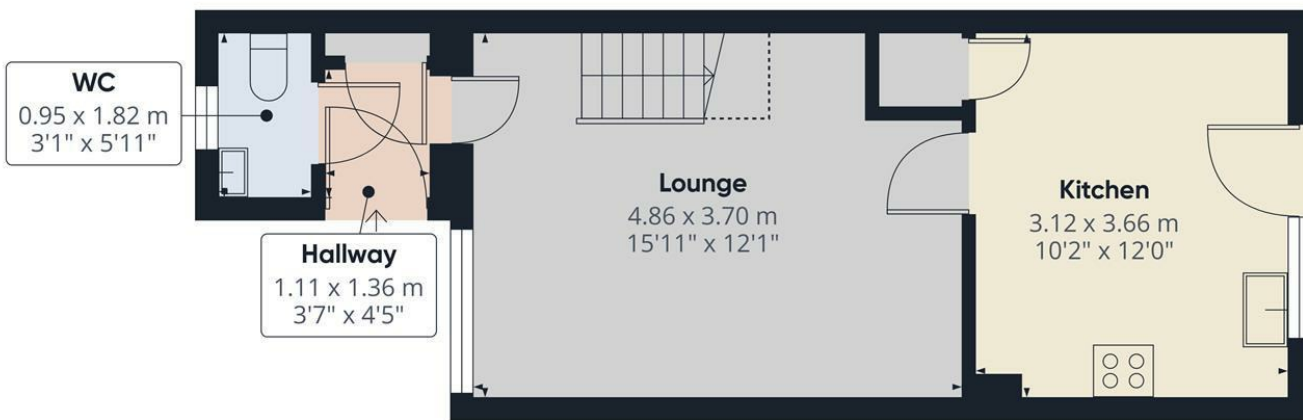
**BROADBAND AND MOBILE COVERAGE AVAILABILITY**

Fastest available download speed: Superfast - up to 67Mbps  
Mobile coverage: Limited  
(Source: OFCOM)

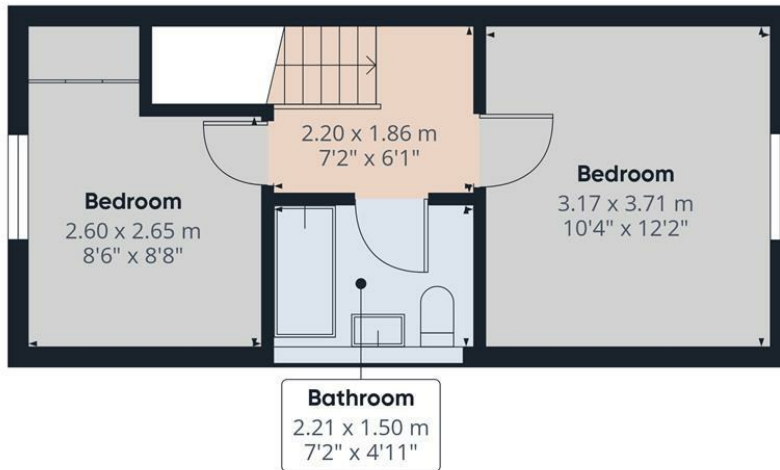








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

59.6 m<sup>2</sup>  
642 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

# Start & co

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