

11 GRENVILLE ROAD



2



2



1

Lostwithiel PL22 0EP
Guide Price: £240,000



£240,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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A Delightful Two-Bedroom Home in the Heart of Lostwithiel

Nestled in the picturesque and historic town of Lostwithiel, this beautifully presented semi-detached home offers charm and practicality in equal measure.

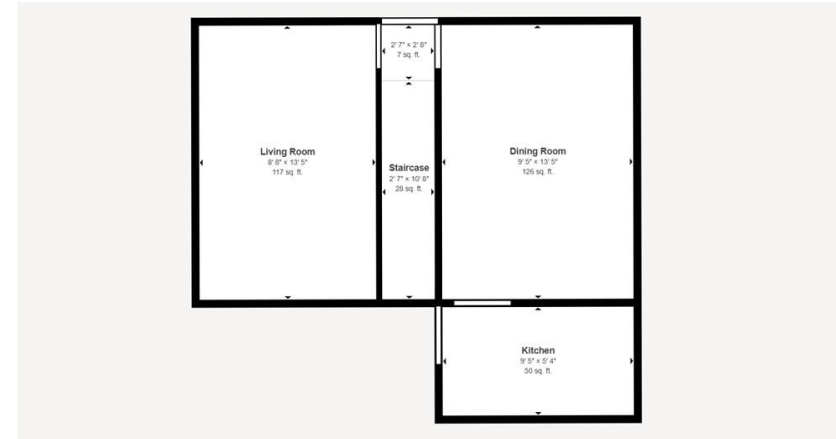
The ground floor features two spacious reception rooms, perfect for both relaxing and entertaining. A modern, well-appointed kitchen opens out to a sunny courtyard garden—bathed in natural light and offering a tranquil space to unwind.

Upstairs, you'll find two generously sized bedrooms along with a sleek and stylish family shower room. A staircase also leads to a useful loft space, ideal for additional storage.

Perfectly positioned just a short, level walk from Lostwithiel's train station and town centre, this home enjoys the convenience of town living with the charm of a peaceful Cornish setting. It's an ideal choice for first-time buyers, downsizers, or anyone seeking a characterful retreat in a highly sought-after location.

Offered chain free, don't miss the opportunity to make this delightful home your own!

Ground Floor



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All sizes and Dimensions are approximate. Actual may vary.

First Floor



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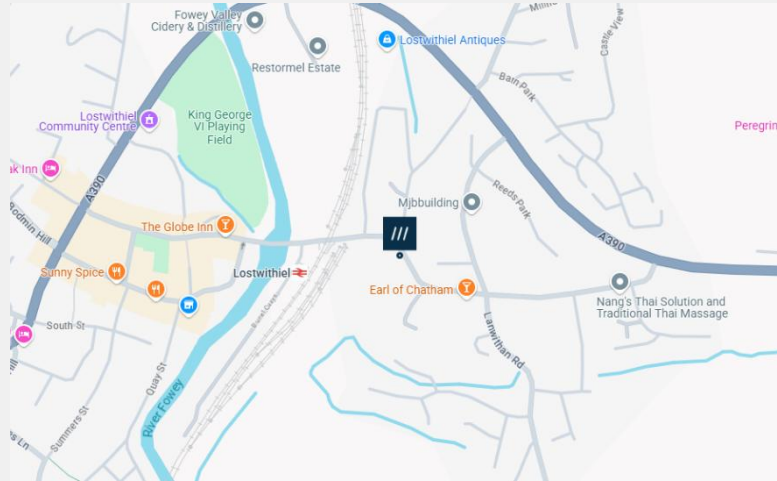


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KEY FEATURES

- Chain Free
- Semi Detached Charming Two Bedroom Home
- Spacious Reception Rooms
- Modern, Well-Equipped Kitchen
- Sunlit Courtyard
- Stylish Family Shower Room
- Easy Stairway Access To A Loft Space
- Short, Level Walk To Lostwithiel's Train Station And Town Center
- The Boiler Was Last Serviced In November
- On Street Parking
- Local Authority – Cornwall Council
- Council Band - B
- Tenure - Freehold



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SERVICES

HEATING – MAINS GAS

WATER – METER

SEWERAGE - MAINS



SCHOOLS

- Lostwithiel School 1 Mile
- Red Moor School 2.9 Miles
- Lanlivery Primary Academy 2.9 Miles

TRANSPORT LINKS

- Lostwithiel Railway Station 2-minute walk
- Short drive to join the A30
- Bus stop 1 minute walk

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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