

5 GRENVILLE ROAD



2



1



1

Lostwithiel PL22 0EP
Guide Price: £200,000



£200,000



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

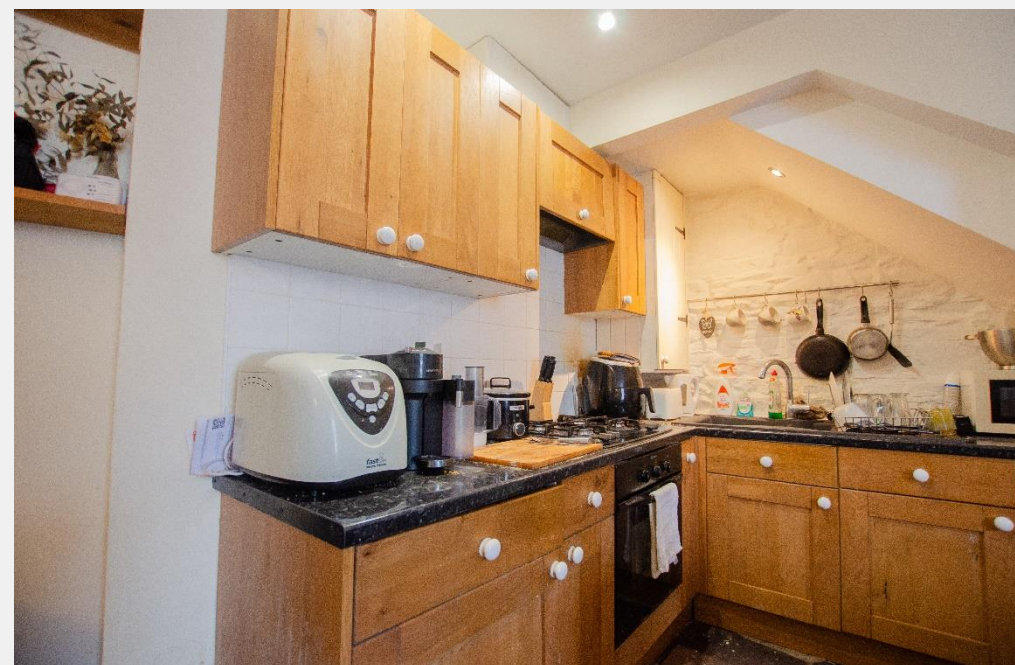

THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Introducing this charming Grade II listed property, located in the sought-after Cornish town of Lostwithiel, with all local amenities just a short, level stroll away.

Nestled in the heart of Lostwithiel, this delightful two-bedroom period home is bursting with character and charm. Featuring stunning Georgian sash windows, exposed beams, and inset ceiling lights, the property seamlessly blends classic style with modern convenience.

The ground floor boasts an inviting open-plan layout, combining the kitchen, dining, and living space to create a warm and sociable atmosphere. Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom.

A spacious, accessible loft with ladder access, lighting, and boarded flooring provides excellent additional storage or potential for creative use.

With a successful rental history, this home presents a fantastic investment opportunity or a perfect low-maintenance residence. Ideally located just a short, level walk from the town centre and train station, it offers both convenience and character in one of Cornwall's most sought-after locations.



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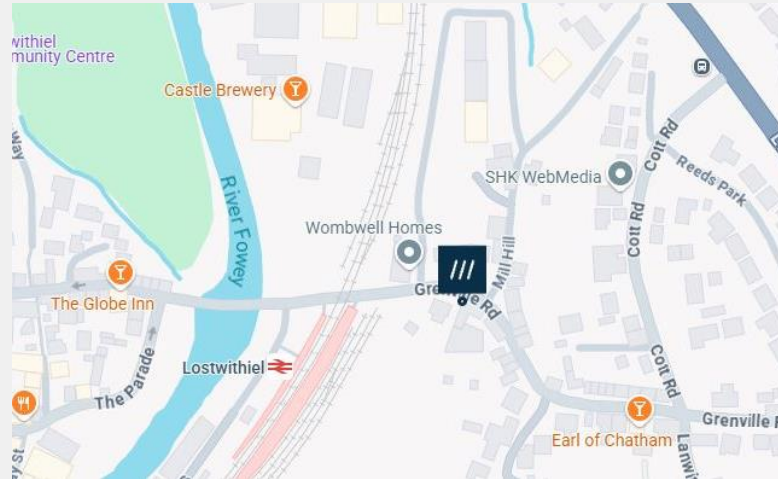


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KEY FEATURES

- Chain Free
- End Of Terrace
- Charming Two Bedroom Home
- Open Plan Lounge / Kitchen / Diner
- Bathroom
- Gas Central Heating
- Level Walk to Lostwithiel's Train Station & Town Centre
- Grade Two Listed
- Georgian Sash Windows
- Successful Rental History
- Local Authority – Cornwall Council
- Council Band - B
- Tenure - Freehold



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SERVICES

- HEATING – MAINS GAS
- WATER – MAINS
- 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		90 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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