Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk

9 Lanhenvor Avenue, Newquay, TR7 2HF



VACANT POSSESSION | RECENTLY INTERNALLY REFURBISHED THROUGHOUT | Very well presented 3 bedroom stone fronted end of terrace house just a 2 minute walk from the town centre with modern central heating and double glazing.

- Gas central heating and uPVC double glazing throughout
- 3 first floor bedrooms
- Stunning internal condition with some original features
- Large family bathroom with modern suite
- Separate lounge, kitchen and dining rooms
- vacant possession with no onward chain ready for immediate occupation

Reduced To £260,000 Freehold

Lanhenvor Avenue is a quiet residential road just a 2 minute walk from the centre of Newquay Town. Mainly used by residents, the street offers an unusually quiet location for such a central position. The property is ideally positioned to enjoy the facilities and transport links that Newquay Town offers, with a large number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

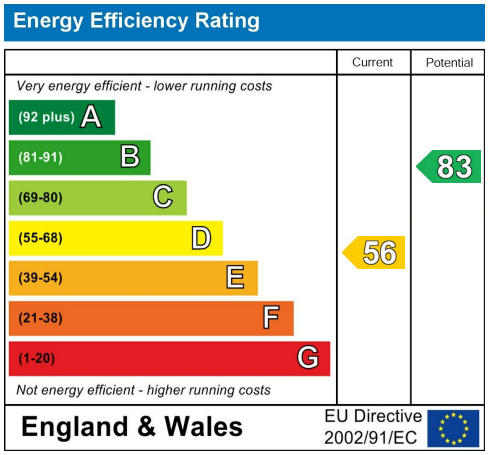
From entering into the property the original tiles provide a touch of character immediately. This continues to an engineered Oak flooring running through the rest of the hall and into the kitchen. To the front, there is a separate lounge with a large bay window with a separate dining room moving further back. To the rear of the property is a modern kitchen with a range of wood grain effect shaker style kitchen units with modern tile and glass splashback surround. There is also a rear door providing access to the small rear courtyard and access to the path to the side of the property.

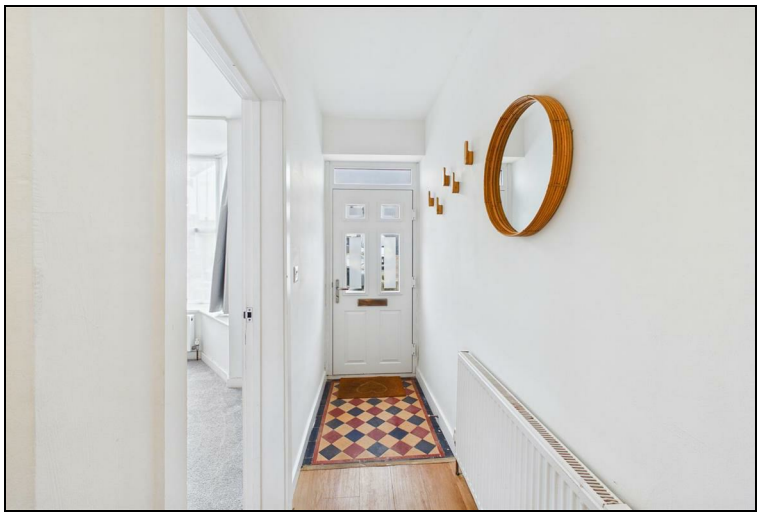
To the first floor are 2 generous double bedrooms both with a decommissioned but original fireplace and surround with a small single third bedroom. The large family bathroom is located to the rear of the property with a modern white bathroom suite, stainless steel towel rail and a grey granite effect tile where required.

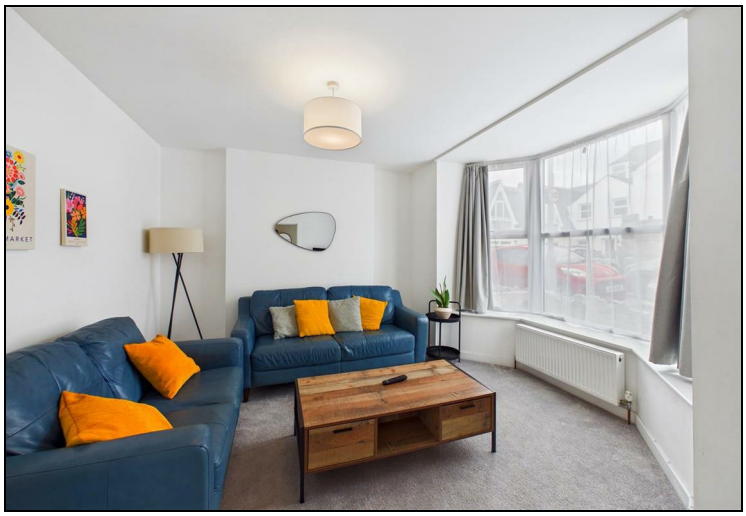
TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band C

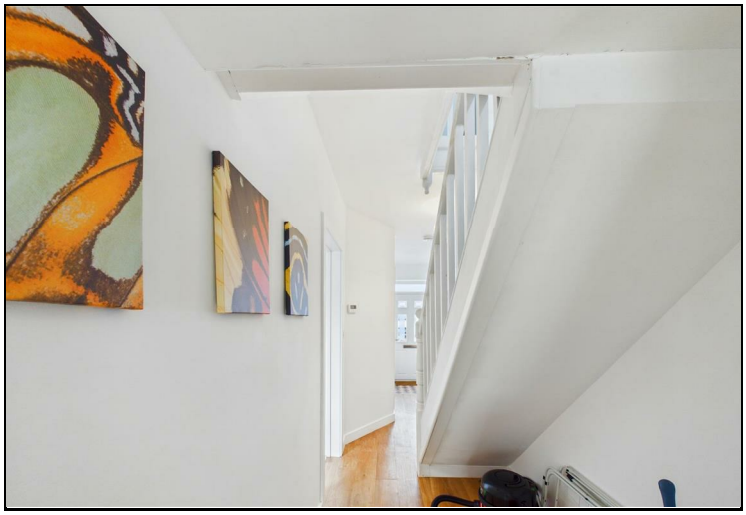


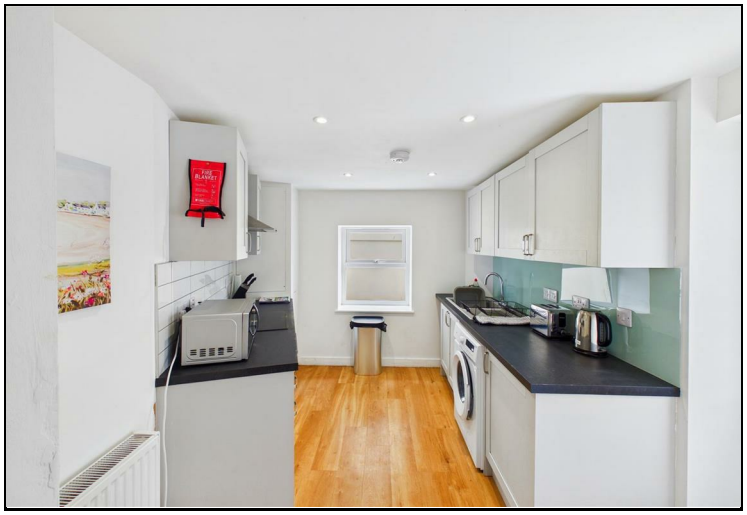


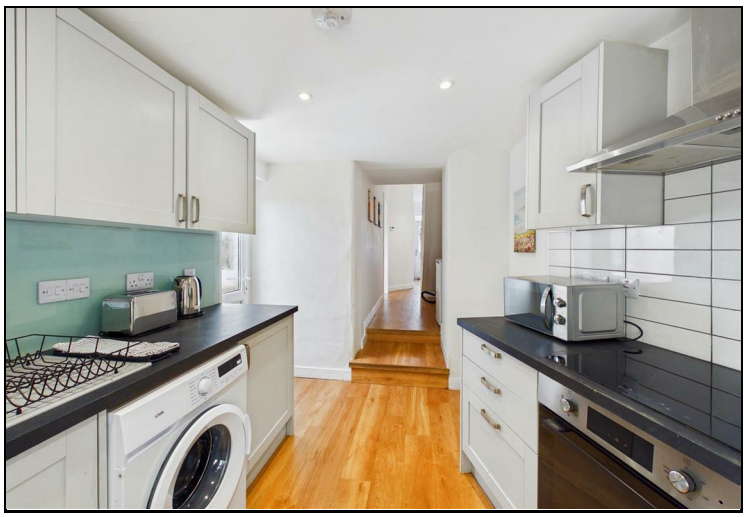




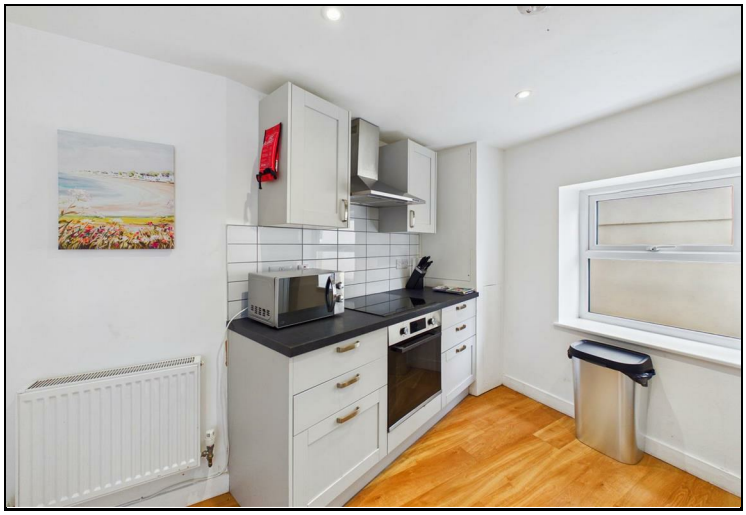


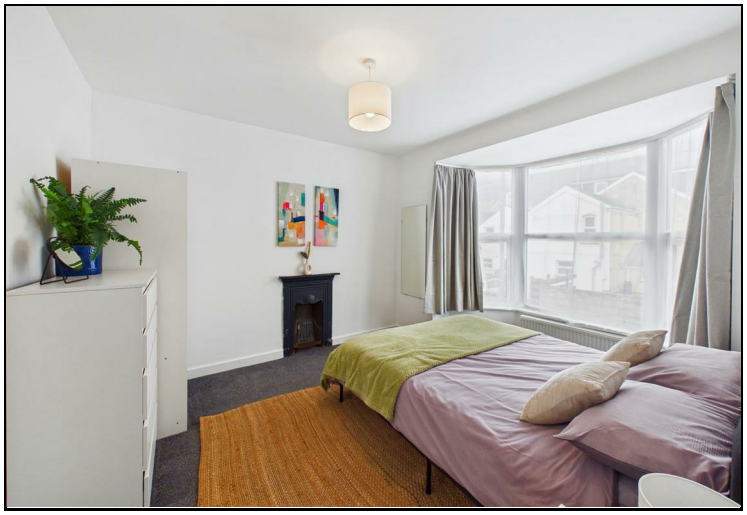


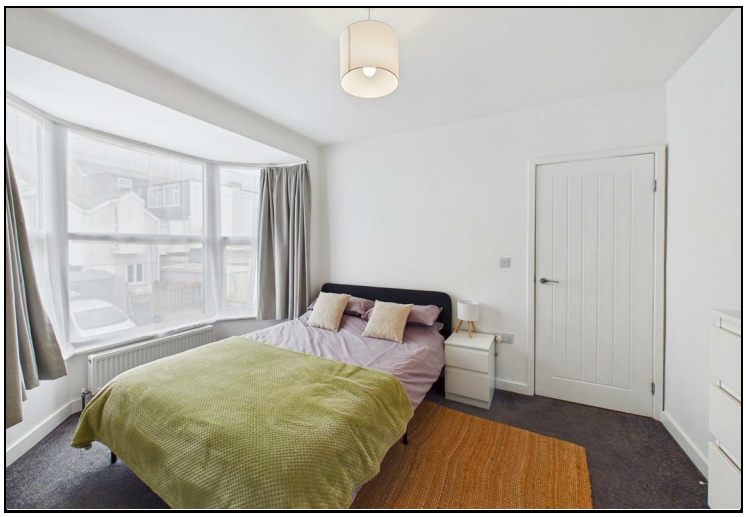




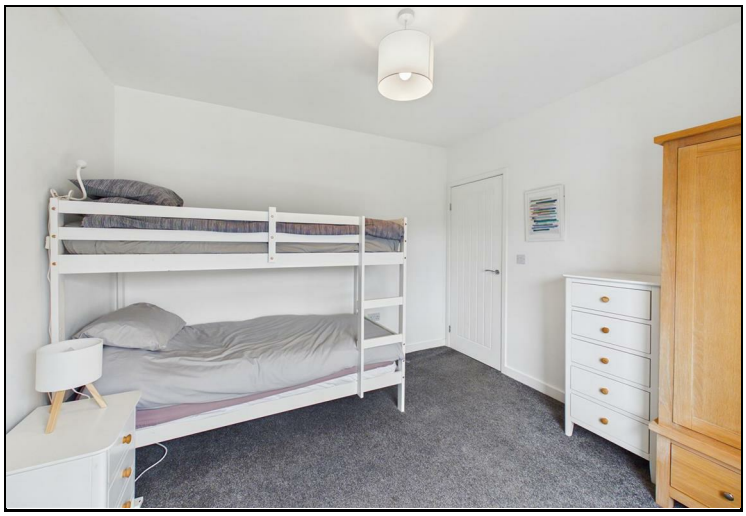




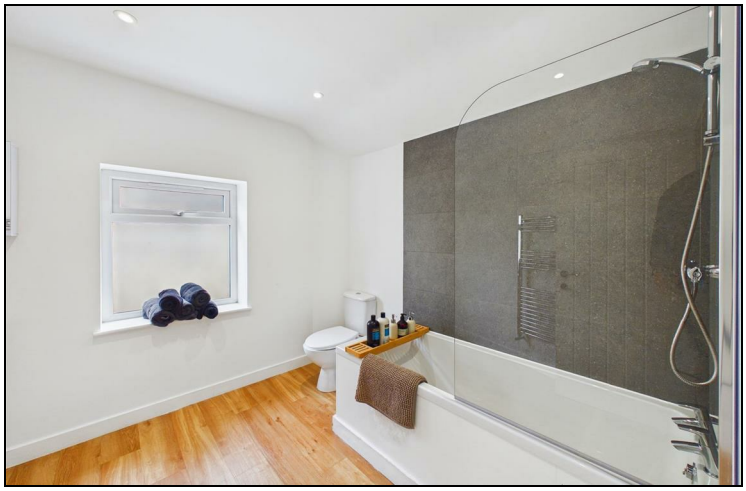
















Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk