

69 QUEENS CRESCENT



3



2



1

Bodmin, PL31 1QP

Guide Price: £160,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Located in a popular and established residential area, this three-bedroom property at 69 Queens Crescent presents a fantastic opportunity for those seeking a home they can personalise and make their own. Although the property requires modernisation, it offers excellent potential for investors, renovators, or first-time buyers looking for a project with plenty of scope to transform it into a comfortable and stylish living space.

Inside, the home features a spacious living area, a separate kitchen with access to the rear garden, and three well-proportioned bedrooms, providing ample space for families, couples, or sharers. The layout is practical and flexible, offering plenty of scope for reconfiguration or cosmetic improvements. A family bathroom completes the internal accommodation.

Externally, the property benefits from a private rear garden, which is a blank canvas ready for landscaping or outdoor entertaining. To the front, there's a driveway providing off-road parking, along with a garage, ideal for storage or future conversion (subject to planning).

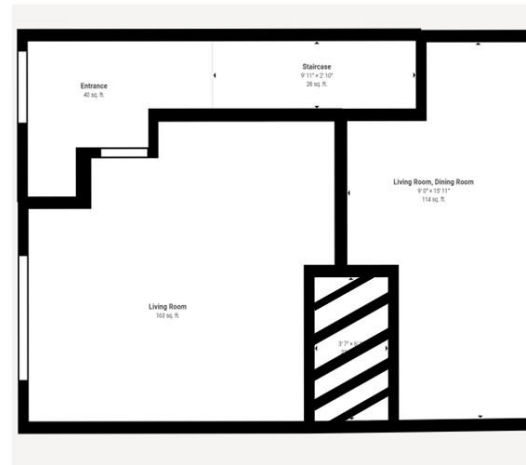
Positioned on a quiet crescent, the home enjoys proximity to local amenities, schools, parks, and excellent transport links. Whether you are looking to create your dream home or add a valuable asset to your property portfolio, this is a renovation project well worth exploring.

Offered with no onward chain, 69 Queens Crescent is a promising opportunity in a sought-after location. Early viewing is highly recommended.



THE PROPERTY SHOP

GROUND FLOOR



FIRST FLOOR



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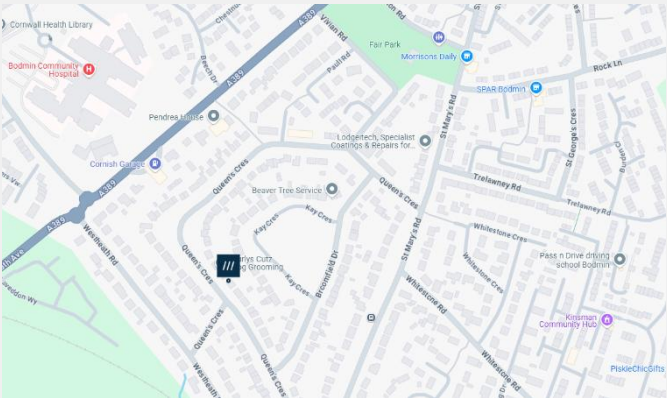


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KEY FEATURES

- Three Bedrooms
- Spacious Living Room
- Kitchen and Dining Room
- Family Bathroom
- Rear Garden
- Garage
- Driveway Parking For Two Cars



what3words:///skirt.preoccupied.oath



- Local Authority: Cornwall Council
- Council Band: B
- Tenure: Freehold

Service

- Heating – Gas Central Heating
- Water – Mains
- Sewerage – Mains

Schools

- Berrycoombe primary school
- Beacon ACE primary academy
- St Mary's catholic primary school
- Bodmin Academy secondary school

Transport links

- A short drive to the A30
- Bodmin parkway station (5km)
- Local Bus Stops

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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