

# 1 NIKITA TERRACE



Lostwithiel, PL22 0JT

£230,000



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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Situated in a desirable residential area, this well maintained two-bedroom end of terrace property offers the perfect blend of comfort, convenience, and contemporary living. Ideal for first-time buyers and small families, benefits include an allocated parking space and easy access to Lostwithiel School.

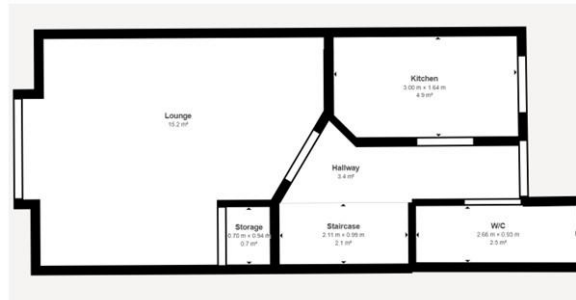
Step inside to discover a welcoming entrance that leads into a modern kitchen and a convenient downstairs cloakroom. The spacious lounge is flooded with natural light, thanks to the large patio doors that open directly onto the enclosed rear garden – perfect for entertaining or enjoying a peaceful evening outdoors.

Upstairs, you'll find two generously sized double bedrooms, alongside a family bathroom.

Externally, the property boasts enclosed front and rear gardens, providing private outdoor space ideal for relaxation. An allocated parking space adds to the practicality of this charming home.



Ground Floor



First Floor



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All sizes and Dimensions are approximate. Actual may vary.

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## KEY FEATURES

End of terrace property

Lounge

Kitchen

Downstairs cloakroom

Two double bedrooms

Family bathroom

Enclosed front & rear gardens

Allocated parking space



[what3words///herbs.update.realm](https://www.what3words.com/herbs.update.realm)



## SCHOOLS

- Lostwithiel School 50yds
- St Winnow CofE School 1.3 miles
- Lanlivery Primary Academy 2.4 miles

## TRANSPORT LINKS

- Lostwithiel Station 0.5 miles
- Short drive to join the A30
- Short walk to Bus stop

Local Authority – Cornwall Council

Council Band – A

Tenure - Freehold

## SERVICES

HEATING – GAS

WATER – MAINS

SEWERAGE - MAINS

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