

# Burrows ESTATE AGENTS

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## Grosvenor Place, St Austell, Cornwall, PL25 5NQ



**£149,950**

- Available with vacant possession, no ongoing chain
- 2 Bedroom semi detached older style house
- Situated on fringe of St Austell main town centre close to amenities
- In need of updating and improving throughout
- Entrance porch, lounge, kitchen, conservatory
- Shower room, 2 bedrooms and bathroom to first floor
- Double glazed, electric panel heating
- Driveway/parking for 1 vehicle, low maintenance gravelled garden to front
- Good size garden to rear with outbuildings

A great proposition to update/improve a generous house that incorporates a conservatory and varied gardens with outbuilding/store.

In brief the property comprises entrance porch, inner hallway with stairs to first floor, lounge, kitchen, conservatory and shower room. To the first floor are two bedrooms and bathroom. The property benefits from double glazing and electric heating including Dimplex Quantum storage heater.

Outside there is a driveway/hard standing parking for 1 vehicle with steps leading up to a gravelled low maintenance garden with path leading round the side to rear. There are 2 outbuildings at the rear of the garden in need of attention, offering great scope. There is an arrangement of decking areas and patio with pergola.

Situated on the fringe of St Austell and being within walking distance of the the main town centre where there are a range of amenities including doctors surgery, local schooling, public houses and the mainline railway station.

## Accommodation

<b>Entrance porch</b>	5' 5" x 3' 6" (1.65m x 1.07m) Good immediate reception area with stone flooring. Patterned glazed window to side and patterned glazed door to hallway.
<b>Inner allway</b>	Wooden floor. Stairs to first floor and door to lounge.
<b>Lounge</b>	12' 7" narrowing to 12' 2" (3.71m) x 10' 11" (3.83m x 3.32m) including chimney breast. Night storage heater. Window to front. Door to kitchen.
<b>Kitchen</b>	15' 6" x 7' 6" (4.72m x 2.28m) plus 6' 3" x 5' 9" (1.90m x 1.75m) "L" shaped room and door to understairs storage cupboard housing hot water cylinder. Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over with fitted oven. Window to rear and opening to further kitchen area where there are a range of base units and inset sink with work surface. Two windows to side and double doors opening to conservatory.
<b>Conservatory</b>	9' 11" x 8' 7" (3.02m x 2.61m) Laminate laid flooring. Sliding patio door to rear garden. Door to shower room.
<b>Shower room</b>	6' 5" x 3' 4" (1.95m x 1.02m) Tiled shower cubicle, wash basin with concealed w.c. and electric towel radiator.
<b>First Floor</b>	
<b>Landing</b>	Doors off to both bedrooms and bathroom. Patterned glazed window to side and access hatch to roof space.
<b>Bedroom 1</b>	11' 8" x 9' 6" (3.55m x 2.89m) plus wardrobe recess. Window to front. Electric panel heater.
<b>Bedroom 2</b>	9' 10" x 9' 0" (2.99m x 2.74m) Electric panel heater. Window to rear.
<b>Bathroom</b>	5' 7" x 5' 8" (1.70m x 1.73m) Fitted with a suite comprising concealed w.c. wash basin and bath. Tiled walls and floor. Patterned glazed window to side.
<b>Outside</b>	To the front there is a driveway/hard standing parking for one vehicle with stone walling and steps leading up to the front entrance. Front garden is laid to gravel for ease of maintenance, with pathway to side leading to the rear garden. The rear garden has areas of timber decking gravel and shrub borders. There is an old outbuilding which could provide a workshop/small home office. Timber fencing to boundaries.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Council Tax Band A Correct as at 13 November 2023

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.