

Burrows ESTATE AGENTS

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Holmbush Road, St. Austell, Cornwall, PL25 3LF



£145,000

- Mid terrace two bedroom cottage
- In need of renovation and improvement
- Available to cash buyers only (no bathroom)
- Popular and well regarded location, walking distance to Charlestown
- Lounge, kitchen breakfast room, w.c.
- Two first floor bedrooms
- UPVC double glazing
- Front garden potential parking, subject to planning
- Large mature rear gardens, shed and greenhouse

Available to cash buyers only and in need of renovation and the installation of a bathroom is a great opportunity to purchase this mid terrace 2 bedroom cottage in the popular established area of Holmbush, close to local amenities and schooling.

The accommodation in brief comprises lounge, lower level kitchen/breakfast room and w.c. To the first floor are 2 bedrooms. The property also has double glazing.

Front small enclosed garden could offer potential for small vehicle parking subject to planning. Large mature rear gardens with block built shed and greenhouse.

The property occupies a popular location with a good range of amenities close to hand at Hombush and Mount Charles and within walking distance of the picturesque historic harbour of Charlestown.

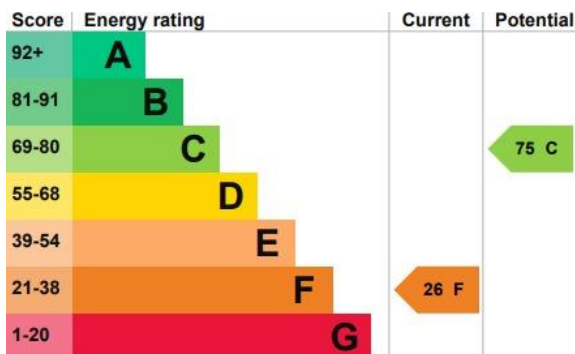
Accommodation

Front entrance	Part patterned glazed door to lounge.
Lounge	17' 10" x 14' 3" (5.43m x 4.34m) including turning staircase to first floor. Steps lead down to kitchen/breakfast room and w.c. Double doors to cupboard either side of chimney breast. Tiled fireplace. Dual aspect room with windows to front and rear.
Kitchen/breakfast room	15' 0" x 8' 0" (4.57m x 2.44m) maximum including chimney breast. Dual windows to rear enjoying mature garden outlook. Fitted sink unit with base cupboard under. Door to rear porch/w.c.
w.c.	W.C. with high level cistern. Door to rear.
First Floor	Staircase to top step landing with window to rear and doors off to both bedrooms.
Bedroom 1	14' 2" x 9' 9" (4.31m x 2.97m) Window to front.
Bedroom 2	10' 10" x 8' 8" (3.30m x 2.64m) Window to front.
Outside	To the front is a walled garden which could offer to potential to open up as a parking space, subject to any necessary planning consents. (Neighbouring properties have done this). Gardens to the rear continuing some considerable length. There is an immediate pathway across the garden with gates either side for pedestrian access for neighbouring properties within the terrace. The generous mature gardens are partly overgrown but incorporate a number of well established flowering and evergreen shrubs. Block built storage shed. Aluminium framed greenhouse.

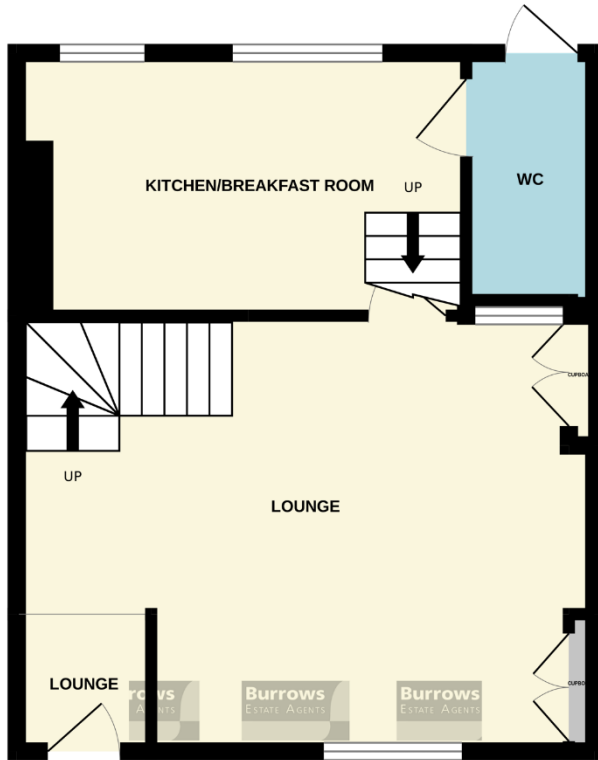
Council Tax Band A Correct as at 15 November 2023.

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.



GROUND FLOOR



1ST FLOOR

