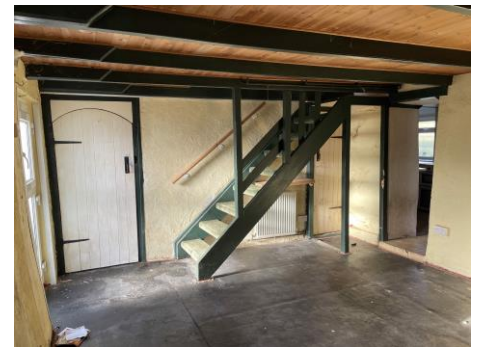


# Burrows ESTATE AGENTS

16 Duke Street, St Austell, Cornwall. PL25 5PQ Telephone: 01726 77748 Fax: 01726 77749

## Flora Cottages, Boldventure, St. Austell, Cornwall, PL25 3EA



**£125,000**

- Desirable end of terraced cottage for renovation
- Available with no ongoing chain
- Two bedrooms
- Lounge/dining room, Kitchen, Shower bathroom
- Large south facing 45ft x 30ft (approx) remote garden
- Double glazing, Gas central heating
- In need of complete renovation works and updating

**\* RENOVATION PROJECT (CASH BUYERS ONLY) \* A charming stone fronted two bedroom end of terrace cottage. Large remote south facing gardens and parking, offering great potential.**

In brief the property comprises of lounge dining room, kitchen, ground floor shower room. To the first floor are two bedrooms. This property is fully double glazed and is supplied with gas central heating run by an Ideal boiler located in the kitchen.

Tucked away at the end of a row of cottages off Boldventure Road, this property is close to schooling, amenities, footpaths and doctors surgery. An updated version of this property would therefore appeal to a range of people from young professionals, couples and older retirees who enjoy gardening

Outside there is hard standing parking and a remote garden which is approximately 45ft by 30ft with a small section of patio and timber lodge offering great outside space.

## Accommodation

### Entrance

Patterned glazed barn door opens to lounge dining room.

### Lounge dining room

15' 8" x 13' 0" (4.77m x 3.96m) with window to front. Stairs leading to first floor, opening through to kitchen. Two doors opening to store cupboards. A stylish stone fire place surround. Window overlooking inner hallway. BT socket. TV socket. Radiator.



### Kitchen

4' 6" x 11' 0" (1.37m x 3.35m) Window to rear. The kitchen hosts a range of wall and base units with an inset sink, space for utilities such as oven, washing machine. The gas boiler is also housed in the kitchen. Opening to inner hallway leading onto a shower room.



### Inner hall

Door to shower room. Patterned glazed door to outside side access.

### Shower room

4' 10" x 7' 5" (1.47m x 2.26m) including shower cubicle. A fully tiled shower room with close coupled W.C, wash hand basin. Shower cubicle. Patterned glazed window to side.

### First floor

Stairs to half landing. Recess. Doors to bedrooms. Radiator.

### Bedroom 1

13' 0" x 8' 5" (3.96m x 2.56m) Window to front. Radiator.

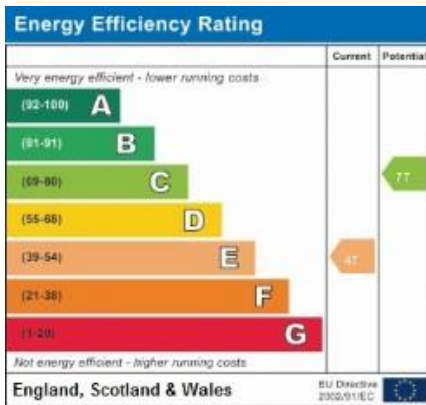
### Bedroom 2

4' 9" x 9' 10" (1.45m x 2.99m) opening to 10' x 5'1" (3.05m x 1.55m), irregular shape. Window to front. Radiator Cupboard over stairs.



Outside

Immediately to the right of the property is side access leading around to the side rear door, with a useful stone built storage shed. A strip of parking space over the lane with a timber fenced remote garden expanding out over a length of patio housing a timber shed and further onto grass area. This is approximately 45ft by 30ft.



Council Tax Band A (Correct at December 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  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.0 sq.m.) approx.

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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