

Burrows ESTATE AGENTS

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Gwallon Road, St. Austell, Cornwall, PL25 3AA



£180,000

- Older style 3 bedroom semi detached house
- Potential for modernising and updating to incorporate personal taste
- Vacant possession no ongoing chain
- Kitchen, dining room, lounge, conservatory
- 3 Bedrooms, family bathroom
- Double glazing, electric night storage heating, gas connected
- Utility outbuilding with w.c
- South facing rear gardens

CASH BUYERS ONLY

Offered with vacant possession, no on going chain is this generous 3 bedroom semi detached house with potential for updating and redecorating allowing some input for personal taste , tucked in a convenient position. Benefiting from double glazing, utility outbuilding and south facing gardens.

In brief this property comprises of kitchen, dining room, lounge, conservatory, 3 bedrooms and family bathroom, utility outbuilding incorporating outside w.c.

This property is located in Gwallon Road which is close to a range of schooling, walking distance to St Austell's main town centre being a little over 1 mile, close by to a supermarket, amenities and a corner shop being a very short walking distance.

This property benefits from having vacant possession, with no on going chain, along with generous reception rooms including conservatory, represents a great project opportunity for a cash buyer.

Accommodation

Entrance

Kitchen

7' 8" x 8' 7" (2.34m x 2.61m) Part patterned glazed door from side. Window to front. Range of wall and base units with inset sink unit, cooker space. Doors opening to dining room.

Dining Room

13' 0" x 11' 8" (3.96m x 3.55m) including chimney breast. window to front. Feature fireplace with gas connected. Night storage heater. TV aerial socket. Window to front. Door to understairs storage cupboard. Door to hallway.

Hallway

Stairs to first floor, doors to lounge and conservatory. Night storage heater.

Lounge

11' 2" x 10' 4" (3.40m x 3.15m) including chimney breast. Window to rear overlooking rear garden.

Conservatory

8' 2" x 7' 11" (2.49m x 2.41m) A sunny conservatory with door to immediate patio area in rear garden.

Half landing

Door to bathroom.

Bathroom

7' 9" x 8' 8" (2.36m x 2.64m) including airing cupboard. Suite comprising panelled bath, sink, w.c., Electric radiator. Airing cupboard housing hot water cylinder. Window to rear.

Bedroom 1

12' 6" x 9' 0" (3.81m x 2.74m) Window to rear with sea glimpse towards the Gribben. Night storage heater.

Bedroom 2

9' 5" x 9' 7" (2.87m x 2.92m) Window to front. Night storage heater. TV aerial socket.

Bedroom 3

9' 1" x 6' 2" (2.77m x 1.88m) Window to rear.

Landing

Bulkhead storage cupboard. Access hatch to roof space.

Outside

Utility

8' 4" x 6' 2" (2.54m x 1.88m) A block built utility store with wash hand basin, plumbing for washing machine

w.c.

6' 2" x 2' 8" (1.88m x 0.81m) W.C. Window to rear.

Gardens

Immediate hard standing low maintenance front pathway leading to front entrance. The main garden is to the rear of the property with side access. Immediate hard standing patio leading onto an expanse of lawn with path adjacent. The whole is fully enclosed.

Agents Note

This property is offered to cash buyers only due to it having a single block 2 storey extension.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Council Tax Band B correct as at June 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
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 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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