

Burrows ESTATE AGENTS

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Clarence Road, St. Austell, Cornwall, PL25 5NJ



£229,950

- Generous older style 3 bedroom end of terrace house
- Open plan living accommodation with lounge opening through to diner
- Recent major improvement including new roof and bathroom
- Kitchen, lean-to utility room, 3 bedrooms, bathroom
- Generous patio to rear garden with block built store
- Convenient fringe of town position
- Gas central heating and double glazing
- On street parking

This is a generous older style 3 bedroom end of terrace house positioned in the convenient fringe of town location on Clarence Road in Gover. Combined with its generous living accommodation with feature open plan lounge/diner along with major improvements which include recently refitted bathroom and a newly fitted roof, provides an opportunity for a good family home.

The accommodation in brief is comprised of an entrance porch, lounge, dining room, kitchen and lean-to utility space. To the first floor are 3 bedrooms, bathroom and 2 storage cupboards. Outside to the rear is an immediate patio area and a block built store.

The property is positioned within 1 mile of St Austell town centre and enjoys a convenient location in a residential cul-de-sac. It benefits from a wide range of amenities including local schooling, shopping district and transport services that St Austell town provides.

Accommodation

Entrance Porch	5' 0" x 2' 11" (1.52m x 0.89m) Part patterned glazed door opens to entrance porch which is a good immediate reception area with windows either side. Part patterned glazed opens through to lounge and onto further accommodation.
Lounge	16' 1" x 11' 8" (4.90m x 3.55m) Maximum. Including chimney recess. A bright dual aspect lounge which benefits from window to front and window to side. A feature fireplace, radiator, TV socket, BT master socket for telephone and WiFi. Opening through to dining room.
Dining Room	13' 1" x 11' 8" (3.98m x 3.55m) Maximum. Window to utility, doors to kitchen, doors to staircase. Opening to useful understairs cupboard. Radiator.
Kitchen	8' 3" x 11' 3" (2.51m x 3.43m) A clean and contemporary kitchen benefitting from a comprehensive range of wall and base units with working surface over. Flavel gas range oven. Sink inset with a tiled surround feature and tiled floor. Space for dishwasher and fridge. Doors to utility.
Utility/Lean-to	6' 7" x 10' 3" (2.01m x 3.12m) Lean-to utility room. A useful space for white goods including space for washing machine and tumble dryer with some work surface over. Space for a fridge/freezer. Doors open to rear garden. Radiator.
Landing	Stairs from first floor lead to half landing with step and door opening to bathroom. Doors to all three bedrooms and door to airing cupboard housing boiler. Door to storage and access to loft hatch. Half landing window.
Bathroom	7' 8" x 8' 3" (2.34m x 2.51m) A recently installed bathroom comprised of a shower cubicle, bath with shower head, vanity sink unit, close coupled WC and towel radiator. Fully tiled surround walls with a lino tile effect floor and a large patterned glazed window to rear.
Bedroom 1	10' 9" x 11' 9" (3.27m x 3.58m) Maximum. Window to rear. Radiator. TV socket.
Bedroom 2	10' 9" x 11' 0" (3.27m x 3.35m) Maximum. Window to front. Radiator.
Bedroom 3	4' 11" x 8' 4" (1.50m x 2.54m) Window to front. Radiator.

Outside

To the front is a paved front garden with access to the side of the property via a shared pathway leading to the side access into the rear garden. The garden enjoys a sunny aspect and has a patio for low maintenance and ease. There is a block built shed which is 12'5 x 10'1" (3.78 x 3.07m) with window to front and door to side making fantastic storage or workshop.



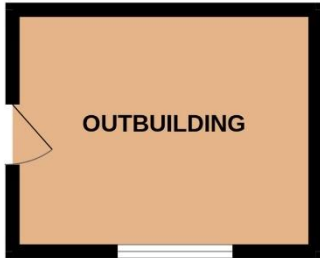
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Council Tax Band B correct as at October 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
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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