



Bodmin Office  
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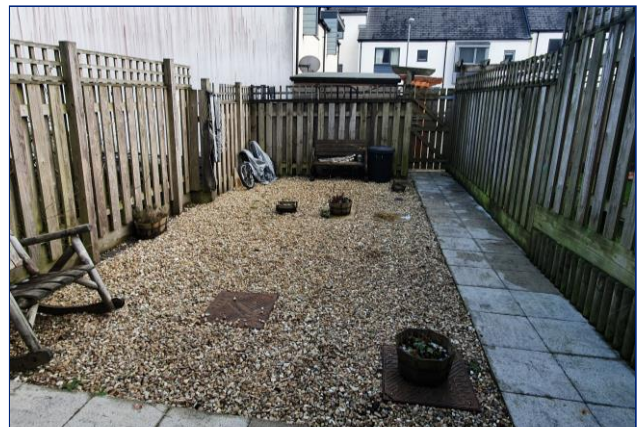
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## Northey Road, Bodmin

A modern two-bedroom terraced home located on a popular residential development in the heart of Bodmin. Benefits from enclosed rear garden, allocated parking and generous room sizes throughout. located within 1/4 mile of the town centre.

- \*Lounge \*Kitchen diner \*Downstairs WC
- \*Two bedrooms \*Enclosed rear garden
- \*Allocated parking space
- \*Double glazing \*Gas central heating

**Price: £175,000**



**ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.**

**HALLWAY:** Front door with obscured insert, radiator, stairs to landing, door to lounge.

**LOUNGE:** 14ft9 x 10ft11 max. Window to the front, radiator, wood effect flooring, television and phone points, door to kitchen diner.

**KITCHEN DINER:** 14ft x 9ft10 max. Door and windows to the rear garden. Tiled flooring. Radiator. Floor based units comprising cupboards and drawers with work surfaces over. Built in electric oven and grill with four ring gas hob. Hood over. Tiled splashbacks, sink and drainer. Integrated washing machine, fridge and freezer. Door to WC.



**DOWNSTAIRS WC:** Vinyl tiled floor, close coupled WC, pedestal wash basin, radiator.

**LANDING:** Doors to bedroom, bathroom and airing cupboard.

**BEDROOM ONE:** 14ft1 max x 9ft5 max. Two windows to the front, radiator, built in wardrobe with sliding door.

**BEDROOM TWO:** 12ft x 7ft7. Window to the rear, radiator, loft access hatch.



**BATHROOM:** Obscured window to the rear, heated towel rail, vinyl tiled floor, tiling to splashback areas, white suite comprising panel bath with wall mounted electric shower, close coupled WC and vanity wash basin unit with storage drawers.

**OUTSIDE AND REAR GARDEN:** A short distance from the front of the house is the allocated parking space for No. 92.

The rear garden is level and is enclosed by fencing, with a timber gate to the far end. The garden is mostly laid as gravel, with a small paved patio area immediately outside the kitchen diner.

**EPC BAND: B**

**COUNCIL TAX BAND: B**