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## Higher Bore Street, Bodmin

**\*\*No onward chain\*\* \*\*Unexpectedly re-available\*\*** A two double bedroom semidetached period house located within half a mile of town centre amenities. south westerly facing terraced garden, kitchen diner and outbuilding. Strong residential letting potential.

\*Lounge with period fireplace housing multi-fuel burner (not tested) \*Kitchen diner with solid timber work surfaces \*two double bedrooms \*well-appointed upstairs bathroom \*Southerly facing terraced rear garden \*Within half a mile of town centre amenities

**Price: £165,000**



**ACCOMMODATION LIST (ALL MEASUREMENTS ARE APPROXIMATE).**

**ENTRANCE HALLWAY:** Front door with obscured decorative inserts. Wood effect flooring, modern electric panel heater, stairs to landing, doors to lounge and kitchen diner.

**LOUNGE:** 4.26m max x 3.95m max. Double glazed window to the front elevation. Period fireplace housing woodburner (not tested). Modern electric panel heater.

**KITCHEN DINER:** 4.30m max x 3.14m max. Double glazed door and window to the rear. Vinyl flooring. A range of floor based units comprising cupboards and drawers with solid timber work surfaces over. Inset one and a quarter bowl sink and drainer with mixer tap. Space for washing machine, tumble dryer and fridge freezer. Integrated four ring ceramic hob with hood over. Built in electric oven and grill. Tiled splashbacks. Space for dining table, door to understairs storage space.

**LANDING:** Doors to bedrooms and bathroom.

**BEDROOM ONE:** 4.24m max x 3.14m max. Double glazed window to the front elevation, modern electric panel heater.

**BEDROOM TWO:** 4.60m max x 2.35m max. Double glazed window to the rear elevation looking up the rear garden. Modern electric panel heater. Alcove space.

**BATHROOM:** 4.54m max 3.54m min x 2.24m max. Double glazed window to the front elevation. Wood effect flooring. Panel bath with mains shower over, tiled splashbacks, pedestal wash basin, close coupled WC.

**OUTSIDE:** To the front of the house is a small front garden enclosed by walls which offers separation from Higher Bore Street. A side passage with timber gate leads down the right hand side of the house to the rear courtyard. From here a door opens to an outside store, with steps leading up to the terraced garden comprising a concrete patio and a lawn reaching to the top. The garden enjoys a Southerly aspect.

**EPC BAND: F**

**COUNCIL TAX BAND: B**

