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## Plas Newydd Avenue, Bodmin

**\*\*No Onward Chain\*\***

A two-bedroom terraced house located on the south-eastern side of Bodmin. Benefits from two double bedrooms and a low maintenance, enclosed rear garden, within a short walk of the town centre and day-to-day amenities.

\*Kitchen \* Dining room \* Two double bedrooms  
\* Family bathroom \* Excellent residential letting potential \*  
\* Non-allocated road parking available \*  
\* Would benefit from a degree of modernisation \*

**Price: £145,000**





A two-bedroom terraced house on the south-eastern side of Bodmin, offering great access to the town centre and local amenities. The property would benefit from some updating internally but overall offers great potential.

Located in a popular residential area located within easy reach of the town centre while also having easy access to the A30, providing great transport links throughout the county. Bodmin town centre provides close to hand catering for all day to day needs with several supermarkets as well as primary and secondary schools, colleges, and a leisure centre.

### The Property

A door opens into a generous internal hallway, providing convenient space for outerwear and shoes.

A door leads through to the lounge with a window to the front elevation and an open fireplace and wall mounted electric heater. A door leads through to the dining room and stairs up to the first floor.

The kitchen comprises of floor based and wall mounted matching units and drawers, with tiled splashbacks and a sink and drainer unit in front of a window to the rear elevation. There is a useful space at the rear of the kitchen for a washing machine and tumble drier, or other appliances A door leads out to the garden.



Stairs lead from the hallway to a sizeable landing, with generous storage cupboards. From here leads doors to both bedrooms and the bathroom.



The dining room is toward the rear of the property with a window to the rear elevation, with an understairs cupboard providing storage. A door leads through to the kitchen.



Bedroom one is a good-sized double, with a window to the front elevation and a wall mounted heater. This houses plenty of space for a double bed and other bedroom furniture.





Bedroom two is also large enough for a double bed and boasts a window to the rear elevation.



The rear garden is low maintenance, the majority being chippings, with a rear gate provides pedestrian access onto Beacon Road.



**EPC BAND: F**

**COUNCIL TAX BAND: A**

