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## Wallace Road, Bodmin

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

A well-presented modern three-bedroom mid terraced property situated on the northern side of Bodmin close to all amenities. Offering good views across the town, with a southerly facing front garden and boasting new UPVC double glazing throughout.

\*Spacious lounge diner \* Modern fitted kitchen  
\* Downstairs WC \* Three bedrooms \* Family bathroom  
\* Communal parking \* Low maintenance enclosed rear garden and large front garden \* Gas Central heating \*

**Price: £170,000**



37 Wallace Road is a three-bedroom mid terraced family home in a popular estate on the Northern side of town. The property is within walking distance of the town centre and benefits from communal parking and large enclosed front garden and rear garden.

### The Property

A gate opens to the front garden with a pathway to the front door. This opens into the entrance hallway with wood effect flooring and space for shoes and outdoor wear. There is an opening that leads through to the open plan living space and stairs to first floor.



The **open plan living and dining area 5.9m x 2.9m (4.3m max)** is a generous sized room, patio doors to the front elevation, and space for a family dining table and other living room furniture. From the living area a door opens to the internal hallway with further doors to the downstairs cloakroom, large understairs storage cupboard, kitchen, and an external door to outside.



The downstairs cloakroom is located at the rear of the property and comprises a wall mounted wash hand basin, w/c, and tiles to the floor and walls.

On the opposite side of the hallway is the **kitchen 3.1m x 2.7m** with a large window overlooking the rear garden and wood effect flooring. The kitchen boasts fully fitted and equipped units with wood effect worktops over along with splashbacks, comprising both cupboards and drawers with matching wall mounted units, a stainless-steel sink and drainer unit with storage space underneath, fitted electric range cooker with gas hob and electric extractor fan above, integrated dishwasher.



Stairs from the entrance hallway lead up to first floor landing with doors off to all three bedrooms, bathroom, and a large storage cupboard.



There are two generous double bedrooms, one to the front elevation **4m (narrowing to 3.5m) x 2.2m**, one to the rear elevation **2.9 m x 2.7m** and a third bedroom **2.6m x 2.8m Max** that would also take a double bed, all benefitting from large windows, providing great natural light and ample space for freestanding bedroom furniture.



The family bathroom is to the rear and comprises a modern white suite with a panel bath and electric shower above, pedestal wash hand basin, w/c, and tiling to water sensitive areas.



#### Outside

To the rear is a generous sized level garden with section of lawn. Gate to rear opening to path. Fully enclosed.



**Epc: Awaited**

**Council Tax Band: A**