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3 Cherry Tree Close Bodmin PL31 1QF

****No Onward Chain****

A two-bedroom terraced house located in a popular and quiet cul-de-sac on the outskirts of Bodmin town with enclosed rear garden and parking space with fantastic commuting links to nearby areas and the A30.

* Kitchen * Living room * Two bedrooms * Bathroom
* Enclosed rear garden * Parking space * Popular location * Gas Central heating *

Price: £169,950



3 Cherry Tree Close is a two-bedroom terraced house on the western edge of Bodmin, conveniently located for access to the A30 whilst still being within close proximity of the town centre.

The property benefits from gas central heating, parking space and enclosed rear garden with patio and lawned sections. It would be a fantastic investment opportunity for a residential landlord or alternatively a first-time buyer looking to get on the property ladder.

The Property

Front door opens directly into an entrance hallway with tiled flooring, with doors off to the kitchen and living room.

The Kitchen **2.6m x 2.4m** is to the front of the property, a window to the front elevation, tiled flooring, wood effect kitchen units comprising both cupboards and drawers with work surfaces over, stainless steel sink and drainer unit with storage under, integral oven with gas hob and extractor fan over, space and plumbing for washing machine and space for freestanding fridge freezer.



To the rear is the Living room **3.6m x 3.4m (plus entrance)** with wood effect flooring, large understairs storage cupboard, stairs to first floor, window to rear elevation and door to outside.



Stairs from living room up to central landing, doors leading off to both bedrooms and family bathroom. There is a loft hatch providing access.



The Main bedroom **3.6m x 2.7m** is to the front with a large window, space for double bed and further bedroom furniture.



To the rear is the Second bedroom **3.4m x 2m**, a generous sized single room with window to the rear overlooking the garden and cupboard containing hot water cylinder.

EPC BAND: D

COUNCIL TAX BAND: B



Adjacent to this is the Family bathroom **2.4m x 1.4m** with wood effect flooring, tiled walls, obscured window to rear, pedestal wash hand basin, bath with wall mounted mains powered shower and WC.



Outside

To the rear of the property is an enclosed garden, with level patio area accessed directly from the Living room. The remaining garden is laid to lawn with a wooden gate opening out onto a pathway allowing for pedestrian access to the parking area and No.3's owned parking space.



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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

