

6 Grovewood Court, Barton Lane, Fraddon, Cornwall TR9 6TX



GREAT FIRST TIME BUY WITH NO ONWARD CHAIN | 2 bedroom terraced house in a popular central Cornwall location just 5 minutes walk from the popular Kingsley shopping complex with an enclosed rear garden and parking space, ideal as a starter home or rental investment.

- Ideal starter home or buy to let investment
- Enclosed rear garden & Private parking space
- Gas central heating & uPVC Double Glazing
- Popular village location just 2 minutes off the A30
- Ground floor WC and large cloak cupboard
- No onward chain

Price £195,000 Freehold

Nestled in the popular village of Fraddon, this terraced house on Barton Lane offers an ideal opportunity for first-time buyers, small families, or those looking to downsize. Fraddon offers local amenities with the very popular Kingsley shopping precinct just 5 minutes walk and is located just a 10 minute drive of Newquay town and its popular beaches.

From the front, steps lead to the uPVC front door opening to the entrance vestibule housing a large cupboard for coats and shoes. This provides access to the downstairs WC and lounge. The lounge has a front aspect window, stairs ascending to the first floor and access through to the kitchen diner. The kitchen/diner has a range of floor and wall mounted wooden fronted shaker style units under a granite effect worktop, large understairs storage cupboard and the gas boiler providing the hot water and central heating throughout.

To the first floor are 2 double bedrooms with the second room benefitting from an integral double wardrobe and views overing the neighbouring countryside. There is a tiled family bathroom with a with a full length side panel bath and shower over, pedestal basin and low level WC.

Outside the property has a fully enclosed rear garden. From the kitchen door steps lead to a lawned garden with some planted shrubs for privacy. To the front is an allocated parking space.

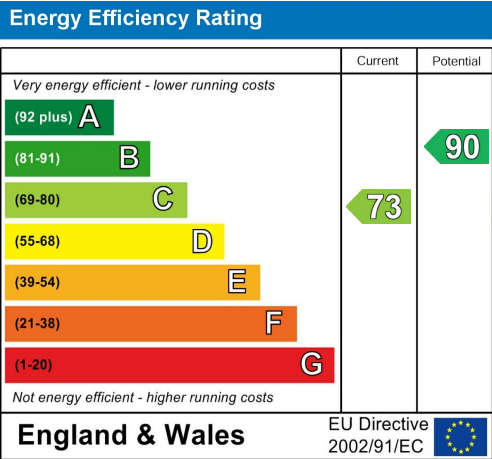
TENURE
Freehold

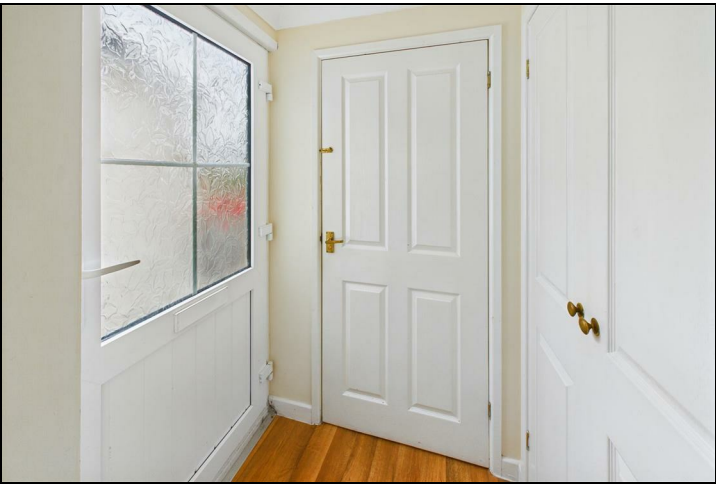
SERVICES
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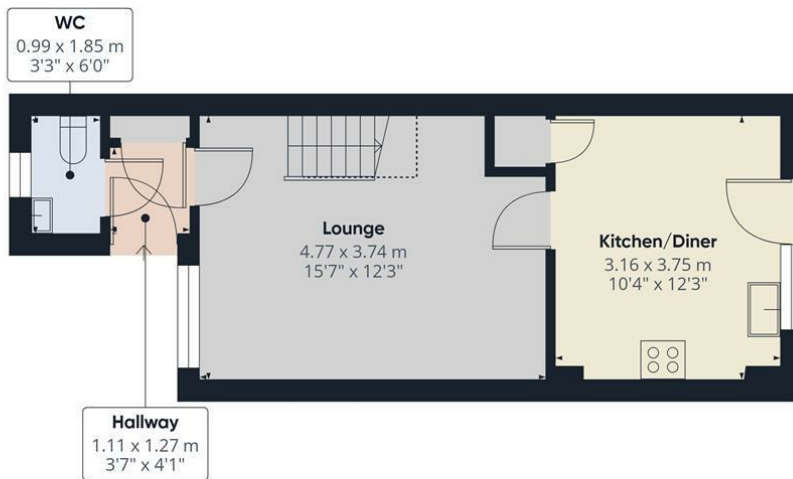
COUNCIL TAX
Band B

BROADBAND AND MOBILE COVERAGE AVAILABILITY

Fastest available download speed: Superfast - up to 67Mbps
Mobile coverage: Limited (Source: OFCOM)







Floor 0



Floor 1



Approximate total area⁽¹⁾

59.7 m²
642 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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