



ESTATE AGENTS  
LETTING AGENTS  
VALUERS  
SURVEYORS  
AUCTIONEERS

Tel: 01208 872728

26 Fore Street  
Lostwithiel  
Cornwall PL22 0BL

E-mail: lostwithiel.prop@btconnect.com

# 2 ROSEHILL CLOSE, LOSTWITHIEL, PL22 0HH

A WELL PRESENTED MODERN THREE  
BEDROOM SEMI-DETACHED HOUSE WITH  
PARKING WITHIN WALKING DISTANCE OF  
LOSTWITHIEL TOWN CENTRE

- ENTRANCE HALL • CLOAKROOM • LIVING ROOM • KITCHEN/DINING ROOM • THREE BEDROOMS • BATHROOM • ENCLOSED GARDEN WITH PATIO AND LAWNED AREAS • SHED • GAS CENTRAL HEATING • PARKING FOR TWO CARS •
- PRETTY VIEWS ACROSS LOSTWITHIEL •



**PRICE: £189,950**

2 Rosehill Close is an exciting opportunity to purchase a modern three-bedroom property with enclosed rear garden and the benefit of parking for two cars just a short walk from the town centre and all its amenities.

Lostwithiel town centre offers a range of shops catering for day to day amenities. The town is well known as an antique centre and there are a number of popular pubs and well known restaurants. Lostwithiel also boasts a mainline railway station with a regular service to London Paddington.

**THE ACCOMMODATION WITH APPROXIMATE SIZES IS AS FOLLOWS:**

FRONT DOOR TO:

INNER HALL: Wood effect flooring. Doors to:

CLOAKROOM: Obscured window to front. Central heating radiator. Vinyl flooring. Pedestal wash hand basin. Low level WC.

LIVING ROOM: 5.6m (into bay) x 3.3m. Bay window to front. Wood effect flooring. Central heating radiators. Stairs to first floor landing. Door to:



KITCHEN/DINER: 4.3m x 3.5m. Window to rear overlooking garden. Wood effect flooring. Central heating radiator. Wall mounted boiler supplying central heating and domestic hot water. Modern fitted kitchen comprising cream coloured floor-based units and matching wall mounted units with wood effect work surface over. Stainless steel sink and drainer. Tiled splashbacks. Plumbing for washing machine and dishwasher. Space for tumble dryer. Four ring Gas hob with extractor. Built in oven. Space for fridge freezer. Understairs storage cupboard. Patio doors to outside.



Stairs from Living room lead to:

LANDING: Loft access. Doors to:

BEDROOM ONE: 4.3m x 2.4m. Window to front. Central heating radiator. Eaves storage.



BEDROOM TWO: 3.3m x 2.1m. Window to rear. Central heating radiator.

BEDROOM THREE: 2.3m x 2.1m. Window to rear. Central heating radiator.

BATHROOM: Obscured window to side. Central heating radiator. Vinyl floor. Pedestal wash hand basin. Low level WC. Panel bath with shower over. Tiled splashbacks.

OUTSIDE: To the rear of the property is an enclosed garden predominantly laid to lawn. There are patios areas offering pleasant seating areas and a lovely view across Lostwithiel. At the front of the property is a parking area with space to park two cars. A path leads around the side of the property allowing access into the garden from the front.

**EPC BAND: AWAITED**

**COUNCIL TAX BAND: B**

