



Victoria Row, St Just TR19

£250,000



ANDREW
EXELBY
ESTATE AGENTS

Victoria Row, St Just TR19

Close to the heart of St Just town centre and its many facilities, is this pretty, double-fronted granite cottage with two good size double bedrooms, two receptions and kitchen and bathroom. To the rear is an enclosed garden with a detached laundry outhouse and wC, with planning permission having been granted previously to extend the kitchen out; creating a fantastic kitchen/diner that opens out to the garden.





DESCRIPTION

Behind a granite wall and pretty cottage garden, on one of St Just's quieter terraces, is this very appealing double-fronted cottage that is available with no onward chain and presented in good order.

Off the tiled hallway are two reception rooms, the larger of which has a multi-fuel stove set on a slate hearth in a good size room with exposed beams. To the rear is the kitchen that is neat, practical and opens in to the rear garden.

Up the stairs you will find two large double bedrooms, one is big enough to have both a double and single bed in it - and still room for wardrobes and storage! The family bathroom is at the rear, and again is spacious; offering a bath, separate shower and a decent size airing cupboard!



Throughout the property you will find such charming features as beautiful stripped pine doors with glazed panels, exposed beams, window seats and sloped ceilings to the first floor - creating a perfect blend of cottage charm with modern functionality.

To the rear of the cottage is a garden that has a mix of granite flagstones and paving surrounded by raised beds packed with shrubs and trees. There is a detached



DINING ROOM

3.97m x 2.25m (13'0" x 7'4")

Exposed beams. uPVC double glazed window to front. Carpet. Night storage heater.

SITTING ROOM

4.09m x 3.45m (13'5" x 11'3")

Stripped pine door with glazed panels leads in. Exposed beams. Multi-fuel stove set in fireplace on a slate hearth. uPVC double glazed window with window seat. Carpet. Night storage heater.

REAR LOBBY AREA

Understairs storage cupboard. Carpet.

KITCHEN

2.76m x 2.53m (9'0" x 8'3")

Base and wall units with laminate worktops and stainless steel sink and drainer. Built-in oven and electric hob with extractor over. uPVC double glazed window. Laminate floor. uPVC double glazed door leads out to rear garden.

BEDROOM

4.28m x 3.48m (14'0" x 11'5")

Stripped pine door leads in. Large double bedroom with uPVC double glazed window to front. Carpet. Night storage heater.

BEDROOM

4.22m x 3.03m (widest point) - (13'10" x 9'11")

Large double bedroom with uPVC double glazed window to front. Inset/built-in shelving. Loft access. Carpet. Night storage heater.

BATHROOM

2.68m x 2.51m (8'9" x 8'2")

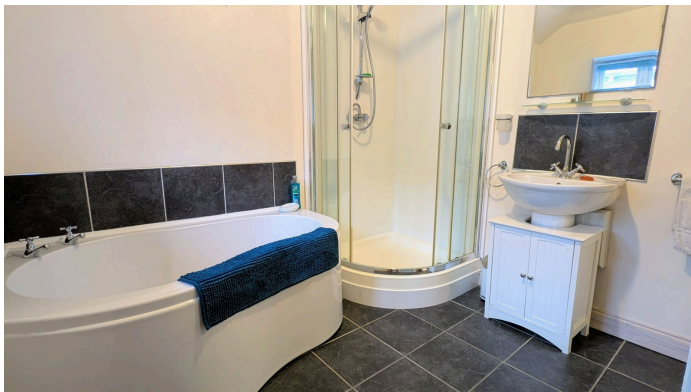
Stripped pine door with glazed panels leads in. Suite comprises of bath, separate shower enclosure with mixer shower, wash basin and WC. Airing cupboard housing hot water tank and shelving. uPVC double glazed window. Tiled floor.

FRONT GARDEN

Granite walling and gate encloses a pretty front garden consisting of paved area for seating, surrounded by beds full of shrubs and flowers. Central pathway leads to front door.

REAR GARDEN

Granite flagstone paving leads to further paved courtyard garden with raised beds around the border with trees, shrubs and flowers. Timber gate gives access to rear lane.





WASHROOM/LAUNDRY

1.66m x 1.23m (5'5" x 4'0")

Block-built washroom with mains power and plumbing for laundry appliances.

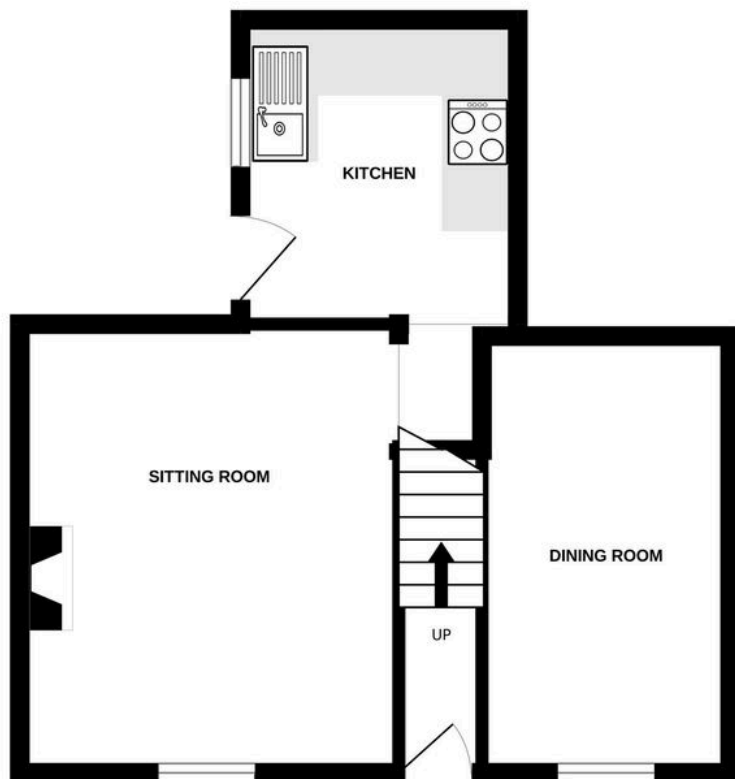
OUTSIDE WC

Separate WC alongside the washroom with WC.

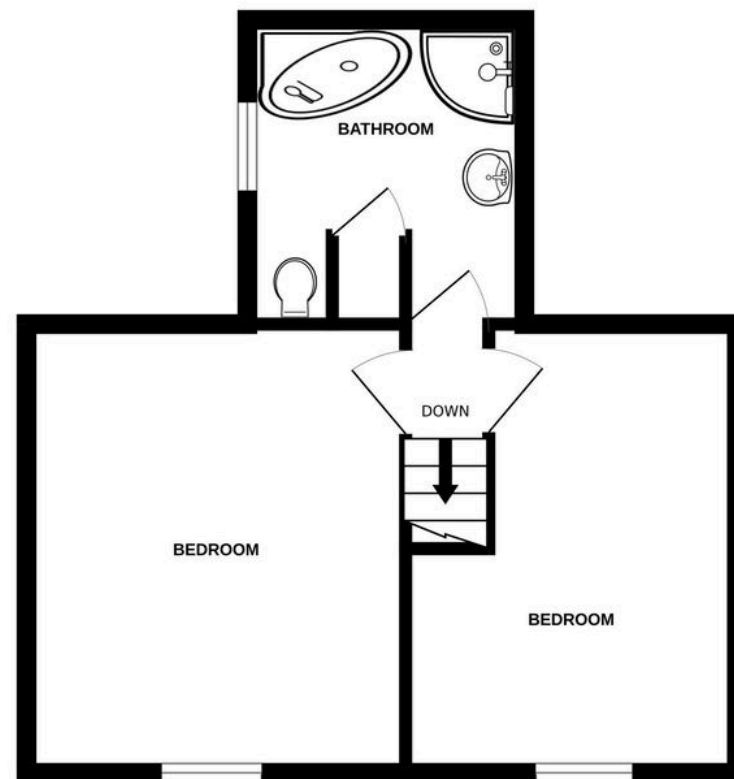
AGENTS NOTES

Property Type & Construction: Granite or whinstone, as built, no insulation (assumed), Cavity wall, as built, insulated (assumed) |
Electric: Mains | **Water:** Mains | **Drainage:** Mains |
Heating: Electric room heaters |
Broadband: FTTC, ADSL | **Mobile Coverage:** Networks likely available are O2 with EE, Vodafone and Three being limited |
Parking: On Street (nearby) | **Restrictions/Covenants:** No | **Rights of Way/Easements:** No |
Flood Risk: No | **Coastal Erosion Risk:** None |
Planning Permission: PA21/08052 |
Accessibility/Adaptations: None | **Coalfield/**

GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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