



24, Lanhenvor Avenue, Newquay, TR7 2HF

david ball
Agencies

Ideal for first time buyers this immaculately presented two bedroom mid terrace house offers a great location close to the town centre. offering off street parking and a front and rear low maintenance enclosed gardens. Early Viewing is highly recommended.

Guide Price £275,000 Freehold

Key Features

- Well Presented Throughout
- Owned Solar Panels
- Close To Town Centre
- Fully Double Glazed Throughout
- Off Street Parking
- Ideal For First Time Buyers
- Front And Rear Garden
- Early Viewing Highly Recommended

The Property

Number 24 is a well presented family home,

At the front of the house, a bright sun room creates a welcoming entrance and leads through to the main living/dining space, which stretches over 23 feet. It's a comfortable, versatile room with plenty of space to arrange as you like, along with a useful understairs storage cupboard.

To the rear, the kitchen has been completely updated and now offers a good range of freestanding units, along with space for a range-style cooker, fridge freezer, dishwasher, and washing machine. Open shelving and wall units add character as well as practicality.

Upstairs, there are two generous double bedrooms. The rear bedroom enjoys open views across the town with glimpses of the sea, and also benefits from built-in wardrobes. Both rooms are well finished with updated carpets and neutral décor.

The bathroom has also been recently fitted and has a more modern, slightly high end feel, with contemporary tiling and black fittings. There's also an airing cupboard and access to the loft, which is partially boarded and fitted with a ladder. There may be potential to convert the loft (subject to the usual permissions).

The property has UPVC double glazing throughout, electric heating, and owned solar panels.





Externally

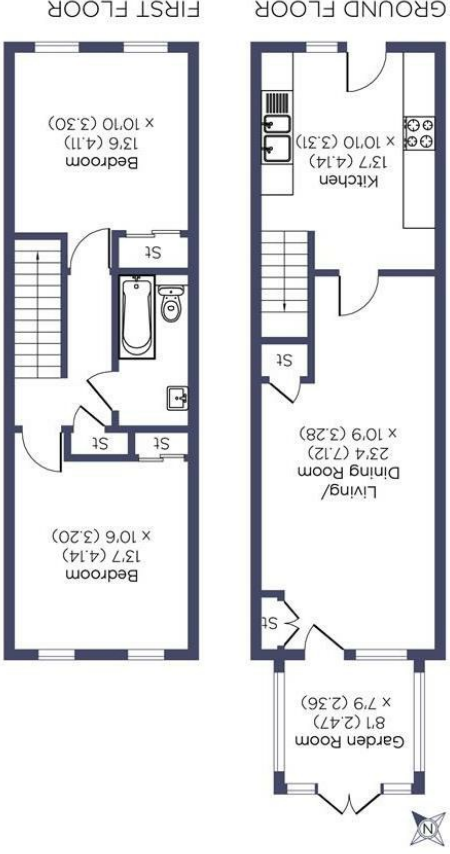
Externally there's driveway parking to the front along with a private, sunny courtyard. The rear garden is a good size, designed to be low maintenance, and gets plenty of afternoon and evening sun. It also offers a good level of privacy.

Location

Lanhenvor Avenue is in a very convenient part of Newquay, within easy reach of the town centre, several popular beaches, and Trenance Valley. It's also well placed for families, with schools, parks, and local facilities all within walking distance. Places like Trenance Park, the boating lake, and The Heron Tennis Club are all close by, making it a practical and well-rounded location to live.



Lanhenvor Avenue, Newquay, TR7
 Approximate Area = 880 sq ft / 81.7 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating	
Current	Potential
74	96
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
Not energy efficient - higher running costs G	

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