



90, Kingsley Court, St. Columb, TR9 6PD

david ball  
Agencies

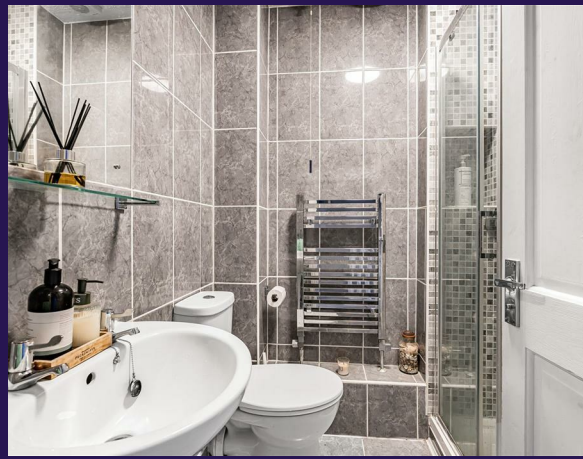
This versatile two bedroom link terraced house in Fraddon features a comfortable lounge, modern kitchen and family bathroom. The property is further enhanced by a partially converted garage, ample driveway parking for up to four cars and an enclosed rear garden. Viewing is strongly recommended.

**£230,000 Freehold**

### Key Features

- Two Bedroom House
- Lounge
- Bathroom
- Partially Converted Garage
- Link-Terraced
- Kitchen
- Off Street Parking
- Central Location





## The Property

This modern and beautifully presented two bedroom house is situated in a quiet, highly desirable cul de sac within the heart of Fraddon. Offering a perfect blend of comfort and versatility, the property stands out with its thoughtfully partially converted garage. With a private rear garden and driveway parking, this home is an ideal choice for first time buyers, small families, or professionals seeking a well connected village retreat.

The ground floor opens into a welcoming entrance hall that leads directly into a bright and spacious lounge. Beyond the lounge, the contemporary kitchen is fully fitted with sleek cabinetry, offering ample storage and workspace for cooking. UPVC double glazed door and window lead out to the rear garden. Upstairs, the property continues to impress with two generous double bedrooms, both designed to maximize natural light and floor space. Serving both bedrooms is a modern family bathroom equipped with a clean, modern suite including a shower cubicle with glazed screen, wash hand basin and low level flush WC.

Externally, the property features a private, low maintenance rear garden that is fully enclosed with patio area. To the front, a private driveway provides convenient off road parking directly outside the property. The property features a partially converted garage, enhanced by a rear garden door and front facing uPVC double glazed sliding doors.

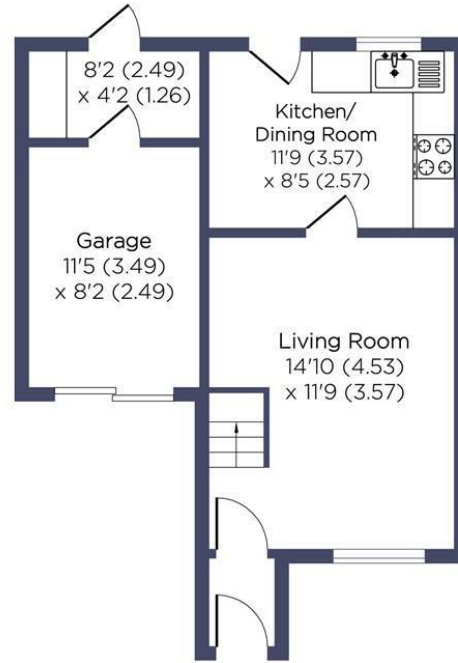
## Location

Kingsley Court is situated in the highly sought after village of Fraddon. The property sits within walking distance of the Kingsley Village shopping complex, which features major retailers such as M&S, Next, Boots, cafes such as Starbucks, and supermarkets. Excellent transport links via the nearby A30 provide fast access to both Newquay and Truro.

## Services

The following services can be found at the property: Mains electricity, water and drainage, however, we have not verified any of the connections.

Kingsley Court, Fraddon, St. columb, TR9  
 Approximate Area = 570 sq ft / 52.9 sq m  
 Garage Area = 131 sq ft / 12.1 sq m  
 Total Area = 701 sq ft - 65.0 sq m



GROUND FLOOR



FIRST FLOOR



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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