



33 Goad Avenue

Torpoint, PL11 2ND

Guide price £180,000



A nicely presented semi-detached family home. To the front, the property enjoys an elevated position and being set back from the road and backing onto HMS Raleigh sports field offers wide open views. The property comes with residents parking and offers in brief: Entrance hallway, lounge, kitchen/dining room and to the first floor: Three double bedrooms and a family bathroom. Externally you will find neatly maintained gardens to the front and rear.



External Front

The front garden is mainly laid to lawn. A path leads from the parking area to the front door with a shared path to the rear garden. A uPVC double glazed door with canopy over provides access to the

Entrance Hallway

Cupboard housing the combi boiler. Radiator. Stairs rising to first floor accommodation. Wood effect laminate flooring. Doors off to kitchen/diner and

Lounge 12'7 x 11'4 (3.84m x 3.45m)

uPVC double glazed window to the front. A cosy room with a gas fire set in a marble hearth and wooden surround. Radiator.

Kitchen/Dining Room 17'5 x 10'4 (5.31m x 3.15m)

Situated to the rear and enjoying views over the garden and field beyond. A contemporary kitchen providing a range of modern light grey wall, base and drawer units offset by wooden worktops. Integrated double oven and hob with extractor hood over. Stainless steel sink with hot and cold swan necked mixer tap over. Space and plumbing for washing machine and dishwasher. Space for large American style fridge freezer. Space for dining table and chairs. Sliding doors provide access to the pretty back garden.

First Floor Landing

Airing cupboard. Loft access. Radiator. Doors off to bedrooms three, one, two and

Family Bathroom

A modern bathroom with a white three-piece suite comprising: Panelled bath with an electric shower over, low level WC and vanity wash hand basin with hot and cold mixer tap over and set in a range of grey high gloss cupboards. Heated towel rail. Fully tiled walls and pretty retro style tile effect flooring.

Bedroom Two 10'3 x 8'10 (3.12m x 2.69m)

uPVC double glazed window to the rear aspect enjoying views across HMS Raleigh sports field. Radiator. Skirting boards.

Bedroom One 12'7 into recess x 7'9 to front of wardrobe (3.84m into recess x 2.36m to front of wardrobe)

uPVC double glazed window to the front. A range of stylish grey coloured fitted wardrobes. Radiator. Skirting boards.

Bedroom Three 7'6 x 5'8 plus door recess (2.29m x 1.73m plus door recess)

uPVC double glazed window to the front. Cupboard over stairs. Radiator. Skirting boards.

External Rear

Accessed via French doors from the kitchen/diner onto the patio. There are steps from the lawn leading to a raised decked area, which houses the shed and has inset lighting. This lovely space backs onto HMS Raleigh sports field and can also be accessed via a shared path from the front. (The raised decking area is rented via the mod.)

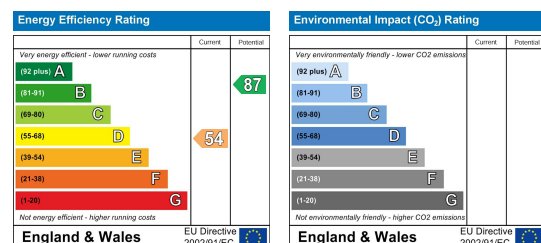
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.