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24 Lanhenvor Avenue, Newquay TR7 2HF

£255,000

AN EXCEPTIONALLY SPACIOUS AND BEAUTIFULLY REFURBISHED MID TERRACED TWO BEDROOM HOUSE WITH A 'SUN-TRAP FRONT COURTYARD AND ALOW MAINTENANCE REAR GARDEN, DRIVEWAY PARKING AND SEA GLIMPSES. PERFECT FOR FIRST TIME BUYERS.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- RECENTLY REFURBISHED TWO DOUBLE BEDROOM HOUSE
- JUST A FEW MINUTES WALK TO THE TOWN CENTRE AND MANY BEACHES
- NEW KITCHEN AND BATHROOM IN THE LAST COUPLE OF YEARS
- REPLACEMENT FLOORING AND DECOR THROUGHOUT
- OWNED SOLAR PANELS
- LOFT CONVERSION POTENTIAL
- SEA GLIMPSES
- PERFECT FOR FTB

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Lanhenvor Avenue lies within close proximity to the main town centre, many gorgeous beaches and the Trenance Valley, also within easy walking distance of schools ideal for families with young children. Newquay offers something for everyone! Highly regarded nurseries, primary schools and secondary schools are prevalent throughout the area. This reality often makes Newquay a front runner for families who are purchasing a home with children in mind. The convenient location of this property also means that Trenance Park, The Heron Tennis club, The Boating Lake, popular schools and the main town centre are all within easy reach. Lanhenvor Avenue is an ideal location for families with so many amenities on your door step!

Number Twenty Four Lanhenvor Avenue is a fine example of a two-bedroom home with a neat garden, driveway parking and beautifully refurbished accommodation. This property has been lovingly cared for and much improved by the current owners who have modernised and created a modern, fresh and welcoming home. Improvements include a new kitchen, bathroom, carpets, floor coverings and decor. Our clients also have the benefit of solar panels.

A gorgeous and welcoming sun room guides you into the living room which is twenty three foot long with a window to the front. A generous sized lounge with a large storage cupboard At the rear, the kitchen which has been completely transformed offers a good range of be-spoke free standing cupboards with space for a Range style oven, a fridge freezer, dish washer and washing machine. The wall cabinets and shelving add to the be-spoke feel and offer useful additional storage. (The oven and white goods are available by separate negotiation.)

The kitchen has stairs guiding you up to the first floor where there are two exceptionally spacious double bedrooms, one at the front and one at the rear. The bedroom at the rear enjoys open views across the town and sea glimpses with the added benefit of built in wardrobes. Both bedrooms are presented to a superb standard with upgraded carpets and fresh decor.

Also on the first floor you will find the new bathroom which has a real feel of luxury with 'on-trend' tiling and black fittings. There's also an airing cupboard and access to the loft which has a loft ladder and is partly boarded. We believe there is potential to convert the loft into an additional bedroom subject to relevant planning permission and building regulations.

This property has electric heating and upvc double glazed windows throughout. It also has the benefit of owned solar panels.

Externally, there is allocated parking at the front of the property and a sunny, private courtyard style garden. At the rear, the garden is a good size and enjoys afternoon and evening sun with a patio area and a good degree of privacy.

In summary, this property ticks all the boxes for those wishing to live in a tucked away residential area yet just a few minutes walk to the town centre with the luxury of driveway parking, a front and rear garden and an exceptional standard of accommodation,.

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Sun Room

2.77m x 2.54m (9'1 x 8'4)

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Lounge

7.24m x 3.28m (23'9 x 10'9)

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Kitchen Diner

4.27m x 3.38m (14'0 x 11'1)

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Bedroom 1

3.58m x 3.25m (11'9 x 10'8)

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Bedroom 2

3.66m x 3.28m (12'0 x 10'9)

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Bathroom

2.84m x 1.37m (9'4 x 4'6)

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FLOORPLAN:



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		96
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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