

Asking Price £159,950 Share of Freehold



Flat 2 Grenville House

Fore Street, Stratton, Bude, Cornwall, EX23 9DA











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Key Features

-  Spacious 2 bed first floor apartment
-  Gas fired central heating
-  uPVC double glazed windows
-  Sought after village location
-  Nearby Village Stores and Public Inns
-  Ideal investment property
-  First time buyers!
-  Nearby carpark providing free parking
-  Walking distance of Bude Town Centre
-  Within walking distance of The Beach!



EPC Rating C

Council Tax Band A

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Communal Entrance

With staircase leading to first floor and entrance door to:

Hallway

Door to:

Kitchen 3.63m x 3.02m (11ft 10in x 9ft 10in)

A spacious, well proportioned rear aspect room, with fitted base and wall units, laminate work surface over, built in oven, hob and extractor hood and stainless steel sink unit with mixer tap. Space for washing machine.

Living Room 6.76m x 4.37m (22ft 2in x 14ft 4in)

An extremely spacious room, with feature fireplace, new carpet, uPVC double glazed window to side and radiator.

Bedroom One 4.70m x 2.90m (15ft 5in x 9ft 6in) max

Front aspect room with uPVC double glazed window, new carpet, radiator.

Bedroom Two 3.70m x 2.74m (12ft 1in x 8ft 11in)

Front aspect room with uPVC double glazed window, new carpet, radiator.

Shower Room 2.50m x 1.24m (8ft 2in x 4ft)

Enclosed shower cubicle with electric shower, WC, wash hand basin and radiator.

Tenure

Leasehold flat, sold with 1/3 share of the freehold.

Services

Mains water, gas and electricity

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Overview

A great opportunity to purchase this very spacious 2 bed first floor apartment in the heart of Stratton Village.

The property benefits from gas fired central heating and double-glazed windows, with nearby carpark providing ample free parking.

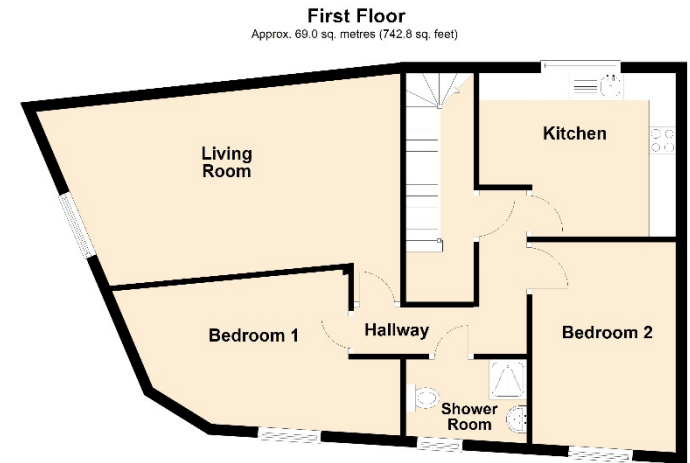
Conveniently located within walking distance of Bude Town Centre and its fantastic Beaches.

Would suit first time buyers and investment purchasers.

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Total area: approx. 69.0 sq. metres (742.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		