

## Boswedden Road, St Just TR19

£275,000

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Characterful cottage with three double bedrooms as well as an office and two reception rooms - with an upside-down arrangement!

## andrewexelby.co.uk

Bank House, Bank Square, St Just, Cornwall TR19 7HH 01736 697414 hello@andrewexelby.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



- OFFERED TO THE MARKET WIH NO NOWARD CHAIN
- TWO RECEPTION ROOMS
- ADDITIONAL OFFICE SPACE ON FIRST FLOOR
- SPACIOUS BUT QUIRKY ACCOMMODATION
- EPC RATING G / COUNCIL TAX BAND C

- THREE DOUBLE BEDROOM CHARACTER COTTAGE
- INTEGRAL GARAGE/WORKSHOP SPACE
- PAVED TERRACE AREA FOR SEATING ETC
- SHORT LEVEL WALK TO ST JUST TOWN CENTRE

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