

**FOR SALE**



**Berkeley Cottages, Falmouth**  
**Guide Price £280,000**

  
**MARTIN&CO**



## Berkeley Cottages, Falmouth

Guide Price £280,000

- TWO BEDROOM TERRACED HOUSE
- SHORT WALK FROM THE TOWN CENTRE
- DUAL ASPECT LOUNGE / DINER
- REAR COURTYARD GARDEN
- GAS CENTRAL HEATING

*This 2-bedroom terraced cottage with lots of potential is located just a short walk from Falmouth town centre....*

Arranged over 2 floors, there is a bright, open-plan lounge, dining room and kitchen on the ground floor, two double bedrooms plus a bathroom on the first floor. The property would benefit from redecoration.

The property is set back from the road by a small front garden and accessed via a small flight of stone steps. To the rear there is a courtyard garden.





Berkeley Cottages is a sought-after and characterful street, situated just off Kimberley Park Road and is very conveniently just a few minutes' walk to both Kimberley Park and The Moor, with an abundance of amenities almost on your doorstep.

Double glazing

Gas central heating

Rear courtyard garden with pedestrian access

On street parking

EPC C

Council Tax Band B

Please note the property is currently let but it is to be sold with vacant possession

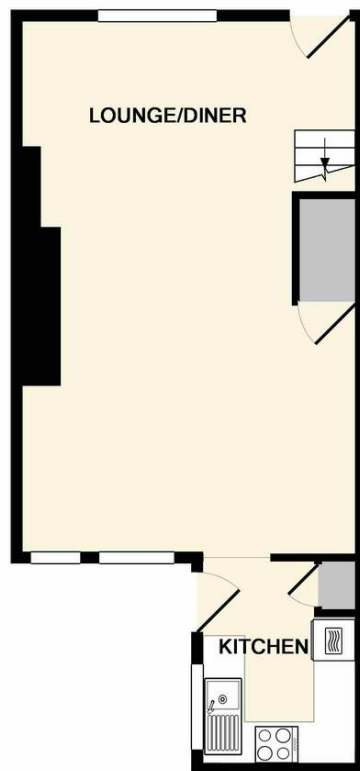
NO CHAIN

Please note the property is currently tenanted and the photos were taken before the current tenancy.

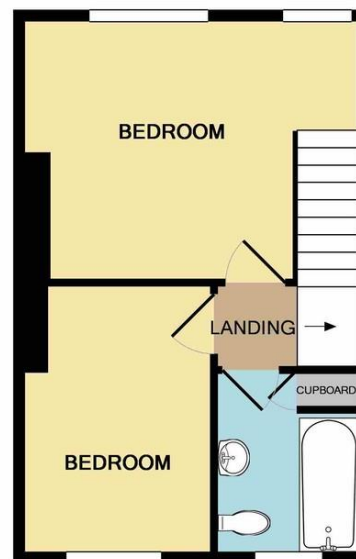
#### LOCATION:

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits with three beaches offering fabulous sea swimming, paddle boarding and coastal hiking opportunities. Being home to the world famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.





GROUND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Martin & Co Falmouth

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