

**FOR SALE**



**Plover Avenue, Helston**  
**Fixed Price £210,000**

  
**MARTIN&CO**



# Plover Avenue, Helston

Fixed Price £210,000

- 106 LOCAL BUYER RESTRICTION
- SOLD AT 75% OF FULL MARKET VALUE
- IMMACULATELY PRESENTED
- ALLOCATED OFF ROAD PARKING
- ENCLOSED GARDEN TO REAR

*An immaculately presented, 3 bedroom, end-of-terrace home, benefitting from allocated parking and a rear garden with side access, close to the centre of Helston.*

The property is a section 106 discounted property which is marketed at 75% of the full market value. Offered to buyers with a local connection to Helston for the first 2 weeks of marketing.

On entering the property there is a light entrance hall, leading to a very smart, modern kitchen that was fitted in 2024. There is an integrated gas hob and electric oven with glass extractor hood, an integrated Beko dishwasher and fridge-freezer, space for a washing machine and a gas combi boiler enclosed in a cupboard. There is a stainless steel sink and a half with draining board and mixer tap and a nice big window looking to the front of the property. The hallway has a storage cupboard and there is a downstairs





WC and then, to the rear of the property, a naturally light, spacious lounge / dining room with a built-in storage cupboard and patio doors leading out to the garden.

On the first floor there is a naturally lit landing with a large airing cupboard, a family bathroom with a P-shaped bath and shower enclosure, two double bedrooms and a single bedroom which works well as a child's bedroom or study.

Being end-of-terrace the property is slightly larger than others in the row, as well as benefitting from the additional light through side windows.

Externally there is a small front garden with steps leading up to the front door and, to the rear, an enclosed garden with decked patio, seating area, astro-turf lawn and a garden shed. There is also a side gate.

To the side of the property is the communal parking area with an allocated space for the property as well as additional spaces. The property sits at the end of a cul-de-sac with no through-traffic except for the neighbours parking. To the front, the property looks onto a pleasant, wooded area.

Plover Avenue is located in a desirable residential area close to the centre of Helston and ideally situated for local supermarkets and schools.

Kitchen installed 2024

Blinds installed 2024

Gas Combination Boiler Installed 2019

Integrated Beko fridge freezer and dishwasher

Council Tax Band C

EPC - C

Year Built 2012

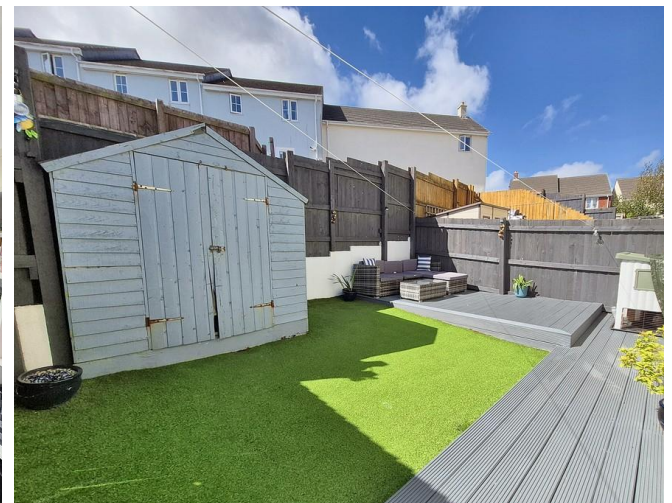
UPVC Double Glazing

Garden Shed

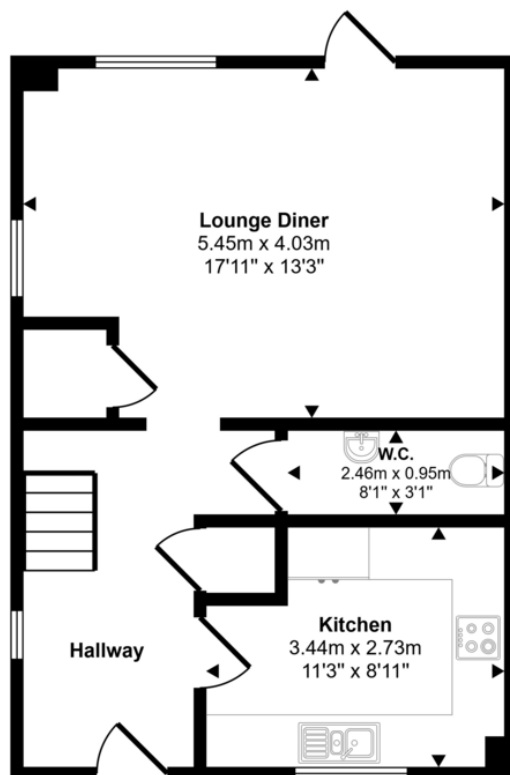
Allocated Parking Space

Utilities: Mains Gas, Electricity & Water

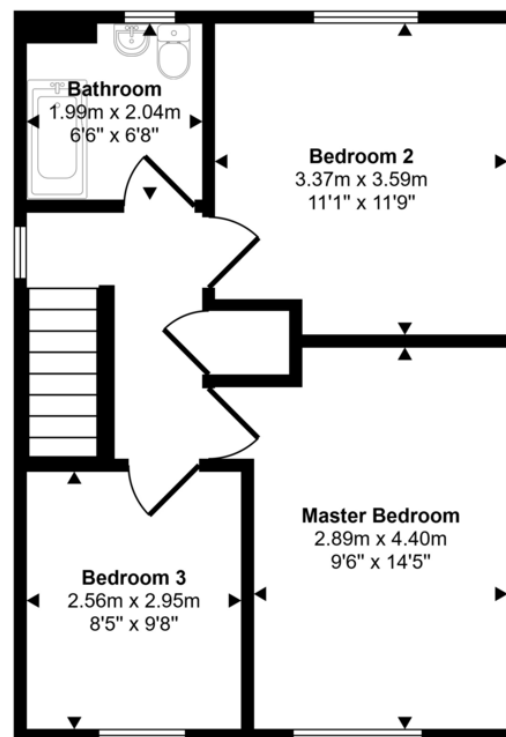
Annual Estate Maintenance Charge Approx £100



Approx Gross Internal Area  
89 sq m / 962 sq ft



Ground Floor  
Approx 44 sq m / 476 sq ft



First Floor  
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**MARTIN & CO**

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