



An immaculately presented two double bedroom end of terrace house, with the benefit of private off road parking and a delightful enclosed south facing rear garden. Close to butchers, supermarket, schools, Penrose walks and the Cober riverside walk to Lowertown. Freehold. EPC C72. Council Tax Band B.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hall. Kitchen. Living/Dining Room.

FIRST FLOOR

Bedroom 1. Bedroom 2. Bathroom. Landing.

OUTSIDE

Parking space. Enclosed rear garden which is mainly lawn with planted borders.

THE PROPERTY

A beautifully appointed two bedroom, end of terrace house, with delightful south facing rear enclosed garden and a private car parking space. The property offers low maintenance external elevations, under a pitched slate tiled roof, UPVC double glazed windows and warmed by a gas fired central heating system. The house is energy efficient with an impressive EPC C72 rating.

The house offers a delightful south facing rear enclosed garden complemented with a lawn and flowering borders. Side access gate. There is a parking space to the rear.

This lovely home is conveniently situated within walking distance to bus stops, schools, Lidl supermarket and the fabulous National Trust Penrose walks bordering the Cober River with access to the boating lake, Loe Pool, beaches and Porthleven. The property will undoubtedly appeal to buyers wishing to purchase a house affording well maintained accommodation within close proximity to the town centre with all it's amenities on offer.

TENURE - Freehold

SERVICES

Mains water, mains electricity, mains gas, mains drainage.

COUNCIL TAX BAND B

PARKING

There is private off road parking for one car at the rear of the property.

LOCATION

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior), sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

DIRECTIONS

From Helston, drive a short way along the A394, and opposite Lidl supermarket turn right at the traffic lights, then turn first right into St Johns Road whereupon the house can be found further along on the right hand side.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

Three steps ascend to the front UPVC door complemented by a storm porch above and opening into the entrance hallway.



Entrance Hallway

Wood effect LVT flooring. Radiator. Telephone point. Stairs to first floor. Door to living room.

Living Room 16'1" max x 14'8" max (4.90m max x 4.47m max)

A generous room with space for a dining table. Wood effect LVT flooring. Useful understairs storage cupboard and a second storage cupboard which houses the consumer unit. Radiator. Ceiling lights. TV aerial point. Double glazed sliding doors leading out to the rear garden. Door to kitchen.

Kitchen 9'9" x 8'1" (2.97m x 2.46m)

A selection of base and wall units complemented by wood effect work surfaces with stainless steel and tiled splashbacks. Stainless steel sink and drainer with mixer tap. Electric hob with extractor fan over and electric oven below. Wood effect LVT flooring. Wall mounted boiler hidden in a cupboard. Strip light. Double glazed half frosted window to the front.

Landing

Wood effect flooring. Doors to two bedrooms and a family bathroom.

Bedroom One 14'2" x 11'4" (4.32m x 3.45m)

A generous bedroom with over stairs storage cupboard. Two double glazed windows to the front. Radiator. Ceiling light.

Bedroom Two 11'9" x 9'2" (3.58m x 2.79m)

Double glazed window overlooking the rear garden. Radiator. Ceiling light.

Bathroom 8'8" x 5'3" (2.64m x 1.60m)

A three piece suite comprising low level wc, pedestal wash hand basin with cabinet above, bath with shower over. Part tiled walls. Wood effect flooring. Chrome towel radiator.

Agents Note

The above property details should be considered as a general

guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.

Agents Note 2

To our vendors knowledge the property has never been flooded. The River Cober runs to the rear of the property, however a considerable amount of money has been spent to alleviate any potential flooding. We advise any buyers to do their own research.



