



9 Andrewartha Road, Penryn

Guide Price £280,000 Freehold

A double fronted mid terrace home, located at the end of a cul-de-sac and is within walking distance to the Town, Station, Schools & amenities. Featuring three bedrooms, two reception rooms and a good sized rear garden. No onward chain.

Double glazing & gas central heating.



THE LOCATION

Andrewartha Road is in a popular residential location close to primary school and secondary schools and a short walk away from both industrial park and the town centre, not to mention being within very close proximity to the train station. Penryn is enjoying something of a renaissance witnessed in the regeneration and development of Penryn's inner Harbour area providing riverside accommodation and extensive and exciting dining options. Penryn Campus is occupied by both Falmouth and Exeter Universities sharing buildings, facilities and services as part of the combined universities in Cornwall project; this recent transition into a University town is creating a real 'buzz' for the area. Falmouth town (approximately 2 miles) provides comprehensive shopping, schooling, business and excellent leisure and water sports facilities including marina, dinghy park, Royal Cornwall Yacht Club, the National Maritime Museum and water sports clubs for all abilities. The town enjoys good communication with Falmouth via its bus service and train station, which links to the cathedral city of Truro, the County's administrative centre and mainline Paddington.

- Generously Sized & Well Proportioned Property
- Two Reception Rooms & Three Good Sized Bedrooms
- Spacious Kitchen & Dining Room
- UPVC Double Glazing & Gas Central Heating
- Front & Rear Lawned Gardens
- Elevated Outlook Towards Countryside & Distant River Views
- To Be Sold With No Onward Chain
- Clear Mundic Test Available To View
- Convenient & Popular Destination Nearby Town & Railway Station

THE PROPERTY

Built in the 1950's and benefiting from a double fronted position, offering plenty of accommodation for a family as well as outside space. Comprising two reception rooms and a large kitchen with access to the rear courtyard and garden. To the first floor are three good sized bedrooms, a family bathroom and several storage cupboards. Externally is a landed front and rear garden with the courtyard area benefitting from two external covered storage cupboards. There is potential to create parking from the front garden subject to necessary planning consents. Available with no onward chain.



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

ENTRANCE HALLWAY

UPVC half glazed front door with coloured glass, glazed wooden doors providing access to the sitting room and kitchen/diner. Stairs leading up to the first floor.

SITTING ROOM

18' 2" x 10' 7" (5.54m x 3.23m)

Dual aspect with double glazed windows to the front and rear aspect. Fire mantelpiece currently housing an electric fire. Radiator.

DINING ROOM

10' 6" x 12' 2" (3.20m x 3.71m)

UPVC double glazed window to the front aspect, an archway opening leading through to the kitchen. Radiator.

KITCHEN

19' 5" x 13' 8" (5.92m x 4.17m)

Wood effect kitchen wall and base units with integrated appliances comprising a fridge freezer, double oven, four ring gas hob and a 1.5 bowl stainless steel sink with a double glazed window overlooking the rear garden. Space for washing machine and dishwasher. Plenty of worktop surfaces with tiled splashback and a good sized under stairs cupboard. Shaped as an L shape style kitchen measuring the largest points further space at the end of this room for cupboards and storage or possibly creating a pantry. UPVC double glazed window to the side aspect and patio double glazed door leading out onto the courtyard and rear garden. Radiator.

LANDING

Double glazed window to the rear aspect and wooden doors providing access to the three double bedrooms, bathroom and two further cupboards with one housing the modern gas combination boiler. Loft access above with a fitted loft ladder, lighting and is partially boarded. PIV air flow system fitted.



BEDROOM ONE 12' 3" x 10' 8" (3.73m x 3.25m)

Main double bedroom with a large double glazed window to the front aspect providing a pleasant outlook over roof tops towards countryside and some waters views near Falmouth docks and harbour. Storage cupboard with shelving and space for large wardrobes and Chester draws. Radiator.

BEDROOM TWO 15' 1" x 8' 5" (4.60m x 2.57m)

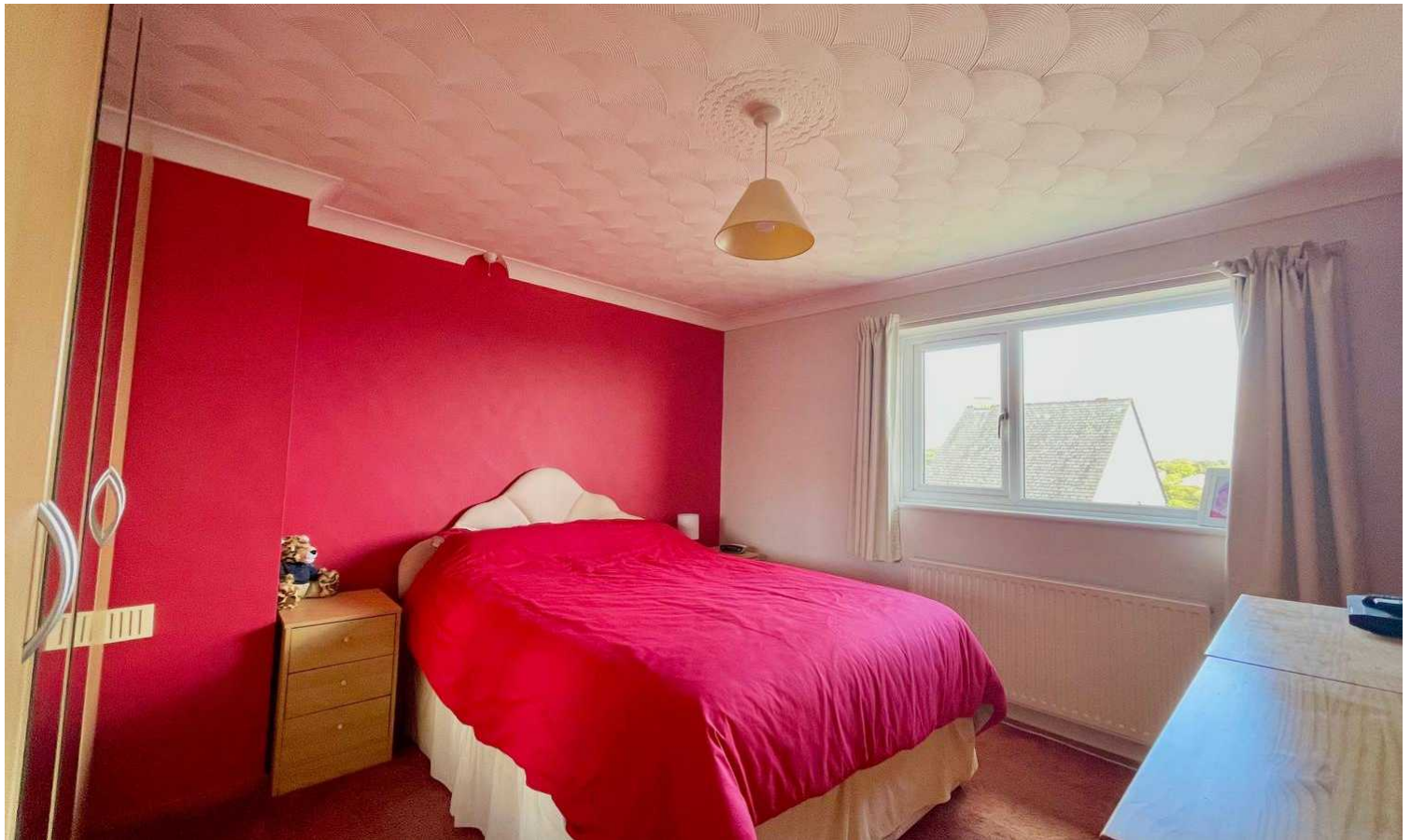
Two double glazed windows to the front aspect offering a similar outlook as the main bedroom. Space for furniture and a double bed size. Cupboard providing a good amount of storage with shelving. Radiator.

BEDROOM THREE 9' 4" x 7' 5" (2.84m x 2.26m)

Another bedroom bedroom with a double glazed window overlooking the rear garden. Radiator.

BATHROOM 6' 8" x 5' 5" (2.03m x 1.65m)

Double glazed obscure window to the rear aspect, three piece suite comprising a bath with a mains shower fixing over with glass screen, wash basin and a WC. All fully tiled surround and a heated towel radiator.





OUTSIDE

FRONT GARDEN

Steps lead up to a pathway providing access to the front door and a covered path leading to the rear garden and courtyard.

REAR GARDEN

Enclosed courtyard making it an ideal space for BBQ'ing, with two storage cupboards, outside tap and is accessed from either a side gate or from the rear patio door of the kitchen. Steps lead up to a large lawned area with a section of raised decking.

PARKING

There is on street parking available on Andrewartha Road and potential to create a driveway from the front garden, subject to necessary planning consents.

AGENTS NOTE

The seller has provided us with a clear A mundic test dated from 2007 and should satisfy mortgage lenders. Please enquire for further information.

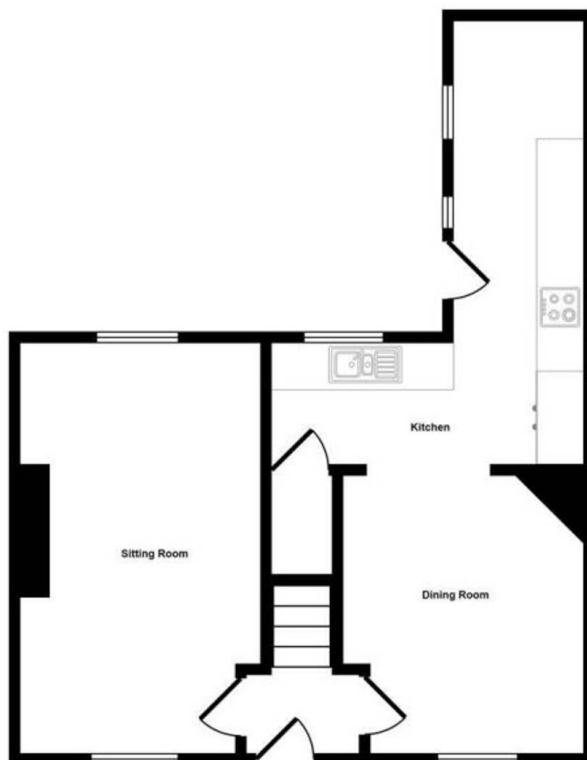
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

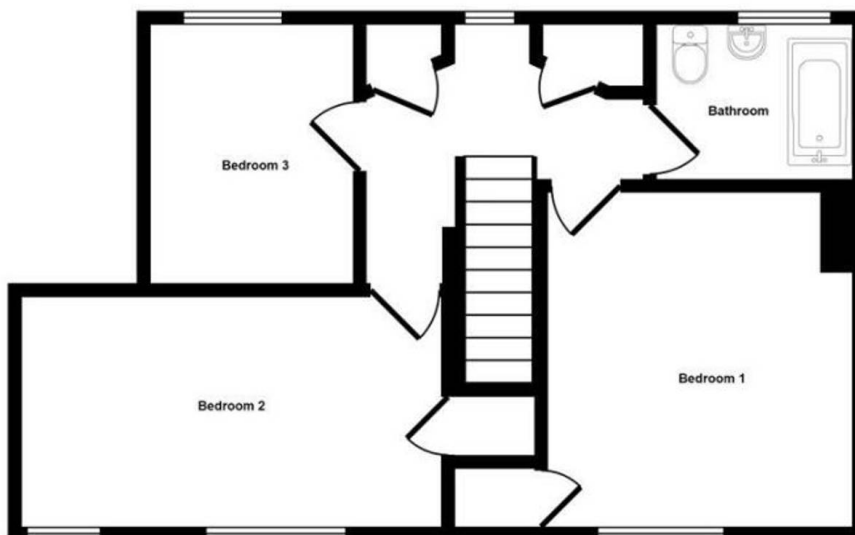
Services: Mains electricity, gas, water & drainage





Ground Floor
 Approx 46 sq m / 500 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.



First Floor
 Approx 44 sq m / 471 sq ft

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