



MAP estate agents
Putting your home on the map

**Porhan Green,
Falmouth**

**£265,000
Freehold**





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Property Introduction

A mid-terraced family home being offered for sale with vacant possession.

The property enjoys an elevated position benefiting from a river glimpse towards the open countryside beyond.

The accommodation comprises kitchen/diner, spacious lounge, three first floor bedrooms and bathroom all of which offer double glazed windows and doors and a gas fired central heating system.

Externally to the front is an enclosed garden with parking facilities being found on-road just opposite.

Location

Falmouth is a popular maritime town and home to the third deepest natural harbour in the world with its meandering streets offering an array of retail outlets. The town also offers a good variety of restaurants and cafes and both junior and secondary schools enjoy excellent reputations. Four sheltered beaches are nearby being Gyllyngvase, Castle, Maenporth and Swanpool - the latter with its nature reserve and coastal walk towards Maenporth. All the beaches are popular for watersports with the coastal path taking you towards Pendennis Castle looking out over the Carrick Roads.

The cathedral city of Truro is approximately ten miles distant, this being the main centre in Cornwall for business and commerce.

ACCOMMODATION COMPRISES

Double glazed entrance door to:-

ENTRANCE VESTIBULE

Tiled floor. Access to:-

STORAGE UNIT

This being ideal for a small workshop or numerous other uses.

ENTRANCE HALLWAY

Double glazed door from entrance porch, under stairs storage cupboard plus additional under stairs recess with plumbing for automatic washing machine. Radiator and staircase to first floor. Double glazed door to outside. Access to:-

LOUNGE 14' 2" x 12' 0" (4.31m x 3.65m)

Double glazed window to rear elevation. Radiator.

KITCHEN 14' 2" x 9' 4" (4.31m x 2.84m) maximum measurements

Double glazed window to front elevation. Range of floor and wall mounted storage cupboards, a range of work surfaces incorporating a circular stainless steel sink unit with mixer tap. 'Kenwood' five ring range cooker with stainless steel splashback and extractor over. Tiled floor, gas fired boiler, floor to ceiling walk-in storage cupboard.

FIRST FLOOR LANDING

Access to loft. Access to:-

BEDROOM ONE 11' 3" x 9' 3" (3.43m x 2.82m)

Double glazed window to front elevation with river views extending to the fields beyond. Radiator. Arched recess with shelving.

BEDROOM TWO 12' 0" x 10' 1" (3.65m x 3.07m)

Double glazed window to rear elevation. Radiator. Single wardrobe.

BEDROOM THREE 7' 0" x 7' 0" (2.13m x 2.13m) plus recess

Double glazed window to rear elevation. Radiator. Recess with shelving.

BATHROOM

Double glazed window to front elevation. Bath with shower over, pedestal wash hand basin and close coupled WC. Radiator.

OUTSIDE FRONT

Immediately to the front of the property is an enclosed garden with mature hedging, concreted patio and a variety of shrubs.

REAR GARDEN

The rear garden has a small area of lawn, again with some shrubs and borders.

SERVICES

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

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

Proceeding down Dracaena Avenue turn left into Ashfield Road taking the second turning on the right hand side which takes you into Porhan Green where the property is located on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:-
dads.vest.dinner

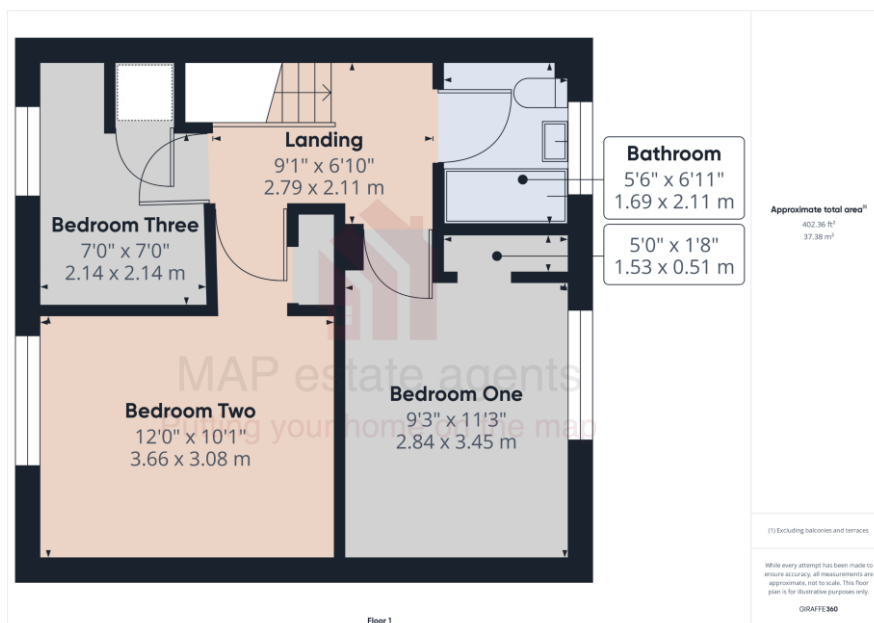
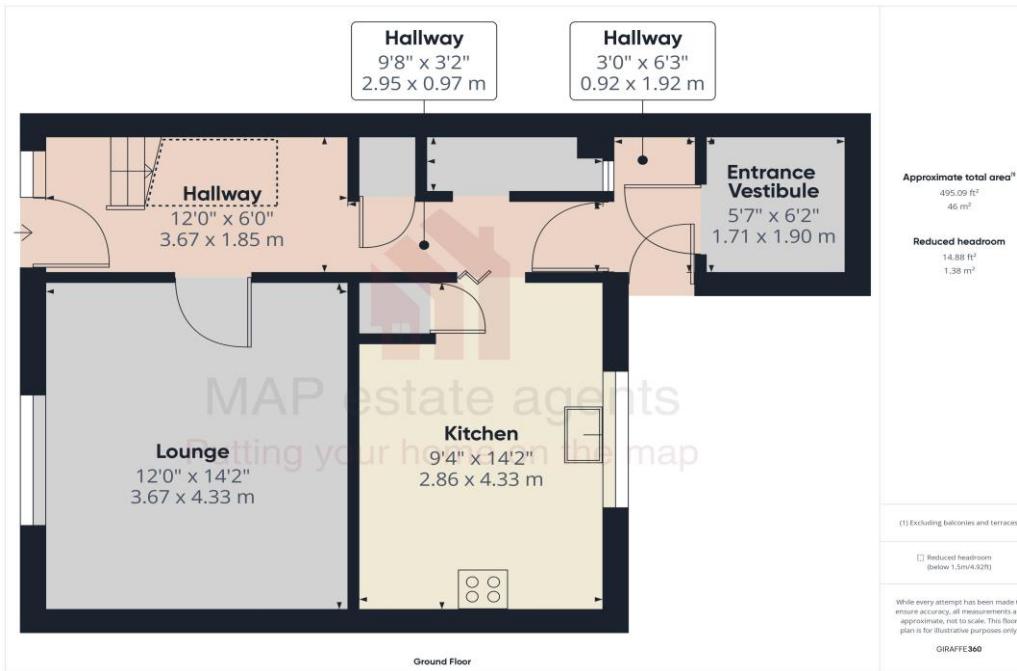


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern mid-terraced family home
- Three bedrooms
- Generous size lounge
- Fitted kitchen/diner
- Gas fired central heating system
- Double glazed windows and doors
- Pleasant outlook with river glimpses to fields beyond
- Enclosed garden
- Ideal location for nearby amenities
- Property being offered for sale with vacant possession



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