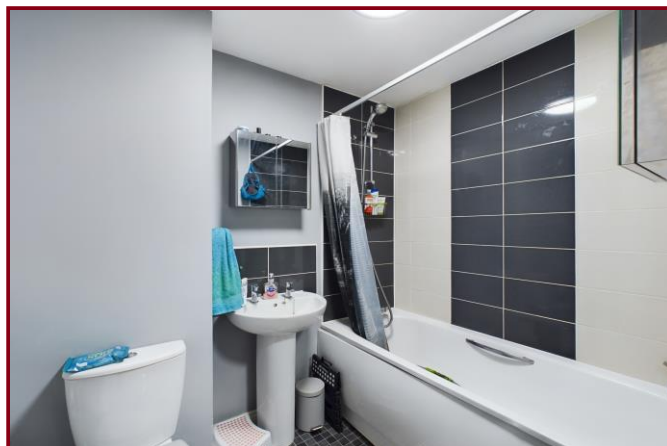




**MAP estate agents**  
Putting your home on the map

**Hawkins Way,  
Helston**

**£235,000  
Freehold**







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## Property Introduction

An opportunity to purchase this end of terrace property located within this popular residential development in Hawkins Way.

Benefiting from uPVC double glazing and a gas fired central heating system, the property is considered to be an ideal purchase for first time buyers with the accommodation comprising of an entrance hallway, cloakroom, kitchen, lounge/diner whilst to the first floor are two bedrooms and a bathroom.

Externally to the rear is an enclosed rear garden with side access to the front with an off-road parking space.

## Location

Helston is ideally situated for accessing and exploring the beautiful Lizard Peninsula renowned for its breathtaking scenery with an array of inland and coastal walks.

The historic town centre has many shops and amenities including schools, health centre and leisure centre whilst the Maritime town of Falmouth lies approximately twelve miles distant and is renowned for its excellent sailing waters.

### ACCOMMODATION COMPRISES

Part glazed entrance door opening to:-

#### ENTRANCE HALLWAY

Radiator. Staircase to first floor. Doors off to:-

#### CLOAKROOM

Double glazed window to front elevation. Close coupled WC and pedestal wash hand basin. Radiator.

#### KITCHEN 9' 11" x 5' 3" (3.02m x 1.60m)

uPVC double glazed window. Range of base and wall mounted storage cupboards, range of working surfaces with single stainless steel sink unit, built-in cooker, hob and extractor over. Plumbing for automatic washing machine and plumbing for dishwasher, skirting heater. Open archway leading to the hall.

## LOUNGE/DINER 14' 7" x 12' 1" (4.44m x 3.68m) L-shaped maximum measurements

Double glazed French doors to exterior. Radiator. Built-in storage cupboard.

## FIRST FLOOR LANDING

Access to loft. Radiator and doors off to:-

## BEDROOM ONE 12' 1" x 8' 9" (3.68m x 2.66m)

Double glazed window, built-in wardrobe space.

## BEDROOM TWO 12' 0" x 8' 5" (3.65m x 2.56m)

Double glazed window. Radiator and built-in wardrobe.

## BATHROOM

Hand grip bath with shower attachment over, pedestal wash hand basin with splashbacks and close coupled WC. Extractor fan and heated towel rail.

## EXTERIOR

Immediately to the side of the property is an off-road parking space with a gateway accessing via the side to the rear garden.

## REAR GARDEN

The rear garden is laid mainly to lawn and is enclosed with fencing and mature hedging.

## SERVICES

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

## AGENT'S NOTE

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

## DIRECTIONS

From the A3904 roundabout turn right taking you into Pasmore Road, take the first turning on the left hand side leading into Hawkins Way. At the junction turn right taking the next turning on the left hand side where the property can be found on the right hand side identified by our MAP For Sale board. If using What3words:- vegetable.tops.flasks

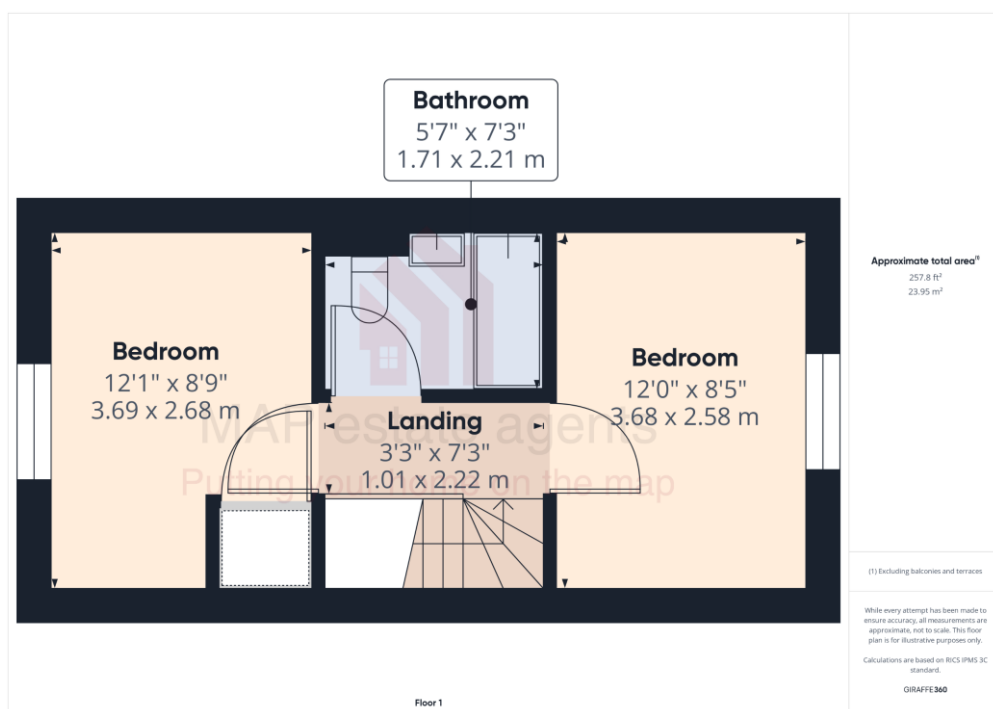
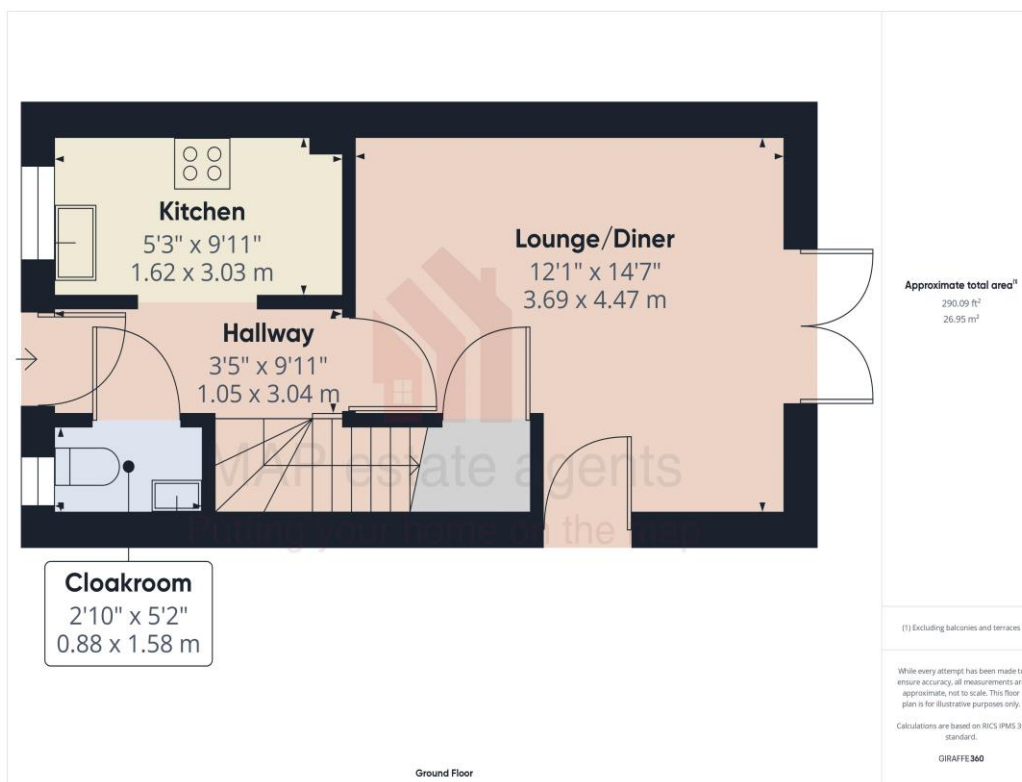


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Modern end terrace home
- Two bedrooms
- Ground floor cloakroom
- First floor bathroom
- uPVC double glazing
- Gas fired central heating system
- Enclosed rear garden
- Parking space to side
- Ideal first time purchase
- Located in popular residential area



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