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**Glasney Road,
Falmouth**

**£325,000
Freehold**





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Property Introduction

This well presented end of terrace house has the benefit of a generous enclosed garden to the rear and off-road parking.

There is a lounge, a modern kitchen with dining area off, three first floor bedrooms and a shower room.

The property has planning permission to extend to provide, a bathroom, an en-suite bedroom and make the existing third bedroom larger.

View our virtual tour to fully appreciate the property.

Location

Set in Falmouth this property is near to a bakery, fish and chip shop and the Falmouth Marina, primary school and with supermarkets a short drive away. The harbour town of Falmouth boasts a wide variety of shops, restaurants and banks can be found just over one and a half miles away with an abundance of visitor attractions. There are four beaches Gyllyngvase, Castle Beach, Maenporth and Swanpool and the sailing waters of the Carrick Roads are considered amongst the best in the country.

Popular visitor attractions such as the National Maritime Museum and Pendennis Castle provide an alternative source of enjoyment and there are golf courses close by. Evening entertainment can often be found at Events Square in the heart of the town and there is a multi-screen cinema. Three train stations in Falmouth provide a regular rail link to the cathedral City of Truro where there is a connecting main line to London Paddington.

ACCOMMODATION COMPRISES

Double glazed door leading to hallway. Double glazed window. Space for coat and shoe storage, under stairs storage. Radiator. Oak door to:-

LOUNGE 11' 7" x 9' 10" (3.53m x 2.99m) plus recess

Double glazed window, radiator. Inset ornamental fire with floating mantelpiece over. Storage cupboard beside fire. Glazed door to:-

KITCHEN 18' 1" x 5' 9" (5.51m x 1.75m) plus recess

A dual aspect room with two double glazed windows and a double glazed door to the garden. Range of white high gloss floor and wall mounted cupboards with worktop over incorporating a one and a half bowl sink and drainer. Larder cupboard. Integrated cooker and hob with extractor hood above. Integrated dishwasher. Space for washing machine, space for fridge/freezer. Archway to:-

DINING ROOM 11' 11" x 11' 2" (3.63m x 3.40m) plus recess

Double glazed window, radiator and radiator cover. Space for table.

Stairs off hallway to first floor:-

FIRST FLOOR LANDING

Double glazed window with blind, airing cupboard housing Worcester boiler.

BEDROOM ONE 12' 10" x 10' 9" (3.91m x 3.27m) maximum measurements

Double glazed window looking out to front with blind. Radiator.

BEDROOM TWO 11' 3" x 7' 3" (3.43m x 2.21m)

Double glazed window and radiator.

BEDROOM THREE 8' 2" x 6' 10" (2.49m x 2.08m) maximum measurements

Double glazed window and radiator.

SHOWER ROOM

Obscure glass double glazed window. Shower cubicle with mains water shower and tiled surround, low level WC and vanity wash hand basin, tiled splashback. Heated towel rail.

OUTSIDE FRONT

Driveway parking for several cars, pedestrian gate to garden at rear. Pathway to front door.

REAR GARDEN

Generous rear enclosed garden with large patio and lawn. Established fruit trees, gate at rear to lane at back.

SERVICES

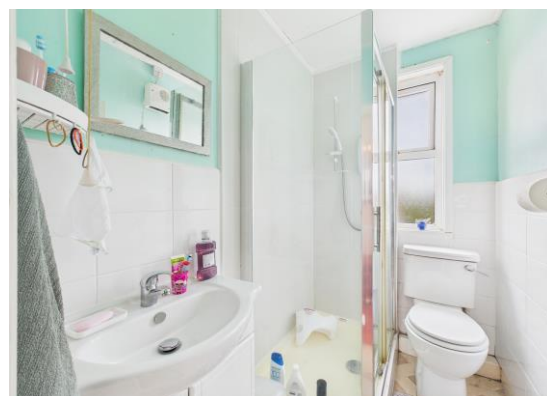
The property benefits from mains water, mains drainage, mains gas, mains electric.


AGENT'S NOTES

Please be advised that the property's Council Tax Band is band 'B'. Please note there is current planning permission reference PA25/01153 to extend at the rear and create a first floor bathroom, an en-suite bedroom and enlarge the third bedroom to a larger room.

DIRECTIONS

From Posharden roundabout on the A39 coming towards Falmouth, take the first exit off towards the marina. Pass the marina and turn right up into Old Hill. Pass the fish and ship shop at the top of the hill and Glasney Road is on the right hand side. If using What3words:-voting.catch.lasts

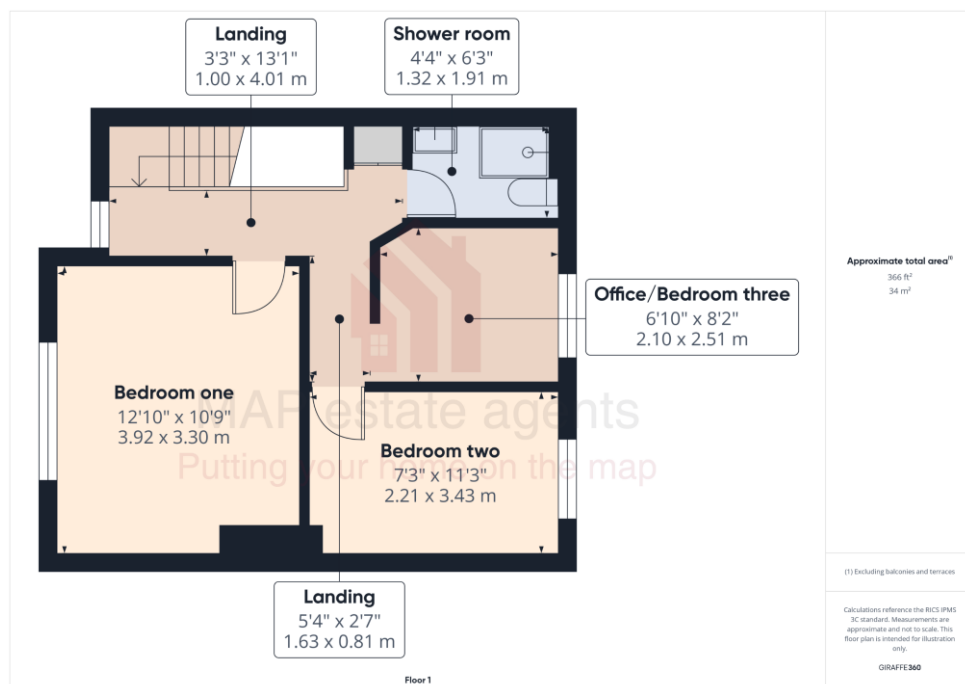


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Well presented end of terrace house
- Generous enclosed rear garden
- Three bedrooms
- 11' Lounge
- 18' Modern kitchen/diner
- First floor shower room
- Gas central heating
- Double glazing
- Planning permission PA25//01153 to extend at rear
- Off-road parking



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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