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**Boslowick Road, Falmouth**

**£365,000**  
**Freehold**







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## Property Introduction

This beautifully presented semi-detached house is located in a popular residential area close to amenities and two popular primary schools.

The property benefits from an updated light and bright kitchen/diner, a utility room, lounge, three first floor bedrooms and a modernised family bathroom.

To the outside is a generous rear garden, off-road parking for several cars and a garage.

Offered for sale with no onward chain - why not take a look at our virtual tour to see for yourselves what is on offer?

## Location

Boslowick is an extremely popular residential area in close proximity to two Primary Schools, a Co-Op, beauty salon and hairdressers. Just a few hundred yards away there is a bus stop offering a service to Falmouth town centre and Penmere Railway Station is located just half a mile away which can take you to Falmouth, Penryn, Truro and then beyond. Falmouth town offers a wide variety of individual select shops and a wide range of public eateries and Public Houses.

There are many tourist attractions with the beautiful waterfront and all this has to offer with Pendennis Castle and the National Maritime Museum, boat trips can be taken along the Helford River or over to Flushing and St Mawes. The historic market town of Penryn is just three miles away where the expanding Tremough University can be found and the City of Truro is just eleven miles distant.

## ACCOMMODATION COMPRISES

Pathway to double glazed front door, with courtesy outside lighting.

## ENTRANCE HALLWAY

Radiator, coat/shoe storage and understairs cupboard. Glazed panel door off to lounge and:-

## KITCHEN/DINER 17' 9" x 8' 6" (5.41m x 2.59m)

A modernised light and bright room with two double glazed windows, looking out to the garden and enjoying far reaching views

across the open green space below. Range of floor and wall mounted high gloss cupboards with worktop over incorporating a one and a half bowl sink and drainer. Integrated gas hob and electric oven under, extractor hood above and tiled surround. Cupboard storing gas combination boiler, larger cupboard. Space for dining table, door to utility and archway to:-

### LOUNGE 13' 0" x 9' 11" (3.96m x 3.02m) plus recess

Double glazed window looking out to front, radiator, useful inset shelving beside chimney breast. Glazed panel door to hallway. Returning to the kitchen:-

### UTILITY 9' 8" x 5' 6" (2.94m x 1.68m) plus door recess

Worktop with shelving above and storage cupboards, dishwasher, and plumbing for washing machine, radiator and back door to rear garden. Door to garage and door to:-

### CLOAKROOM

Dual aspect obscure glass double glazed windows, shelving with freestanding sink on and offset tap. Half tiled walls, low level WC. Door to:-

From hallway, stairs to first floor:-

### FIRST FLOOR LANDING

Double glazed window, loft hatch and positive air flow system. Airing cupboard with radiator. Doors off to:-

### BEDROOM ONE 13' 3" x 9' 11" (4.04m x 3.02m) maximum measurements plus door recess

Double glazed window to front, Electric 'smart' radiator.

### BEDROOM TWO 10' 1" x 8' 7" (3.07m x 2.61m) plus door recess

Double glazed window with views to rear, electric 'smart' radiator.

### BEDROOM THREE 7' 10" x 7' 9" (2.39m x 2.36m) maximum measurements

Double glazed window to front, radiator.

### BATHROOM

Two obscure glass double glazed windows, tiled floor. Bath with mains water shower above and half screen, tiled surround, low level WC with hidden cistern and vanity wash hand basin with mirror above. Towel rail and extractor fan.

### OUTSIDE REAR

Double glazed door out to an enclosed generous garden, looking down to open green space below. Steps down to a lawn and there is a further patio to catch last of the days sunshine, a shed and flowerbeds. Outside tap.

### OUTSIDE FRONT

Gravelled area, driveway parking and raised further parking space.

### GARAGE 13' 9" x 10' 5" (4.19m x 3.17m)

Lighting, electric, space for dryer, electric up and over door.

### SERVICES

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

### AGENT'S NOTES

Please be advised that the Council Tax Band for this property is band 'C'.

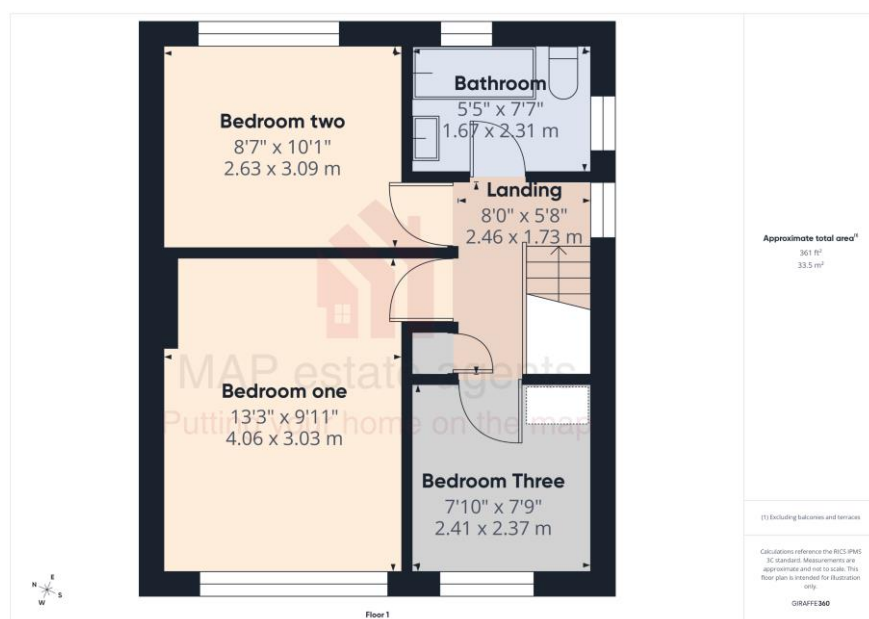
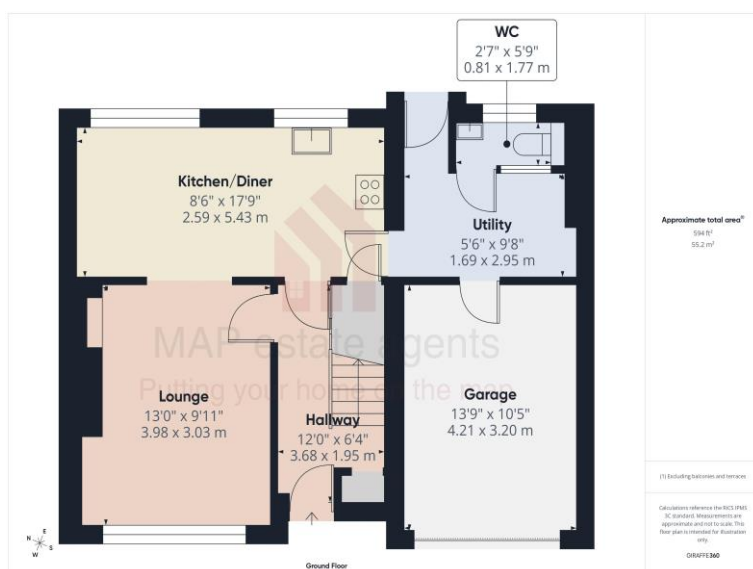


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Popular residential area
- Semi-detached house
- Beautifully presented
- Three bedrooms
- Modernised open plan kitchen/diner
- Lounge
- Utility and ground floor cloakroom
- Garage and parking
- Modernised bathroom on first floor
- Very generous rear garden



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