



TOM WILLS
PERSONAL PROPERTY AGENTS

28 Norfolk Road
Falmouth, TR11 3NT
£365,000



3



1



2



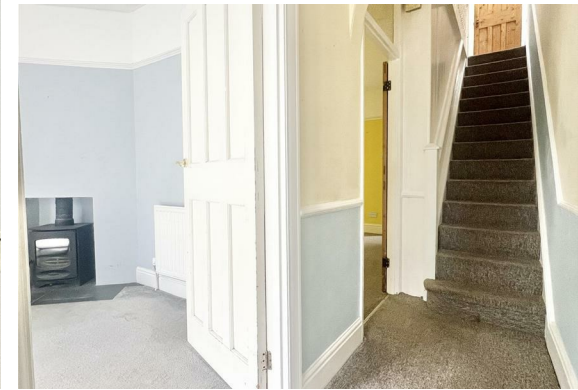
D

28 Norfolk Road

Falmouth, TR11 3NT

Offered for sale with no onward chain, this well-proportioned 3 bedroom semi-detached house benefits from 2 reception rooms, a spacious kitchen and first floor bathroom. On the first floor, views of the harbour can be enjoyed from the rear and a secure enclosed garden provides ample sitting out space with convenient rear pedestrian access. Many original 1930's features remain including the staircase, entrance floor tiling, fireplaces, dado/picture rails, panelled doors, skirtings and architraves.

Norfolk Road runs parallel and immediately behind Wodehouse Terrace, one of the towns most desired addresses, by virtue of its elevated position and stunning outlook over the harbour. The popular Sea View Inn is located within a minute's walk of the front door. The town centre can be accessed 'on foot' within 3-5 minutes via many of the walkways and lanes leading down towards the harbourside. Falmouth seafront, Gyllyngvase and Castle beaches are conveniently reachable with just a short 16-minute stroll. The town's main bus station at 'The Moor' is just a 5 minute walk via 'Jacob's Ladder' steps.





- **3 bedroom semi-detached**
- **Light and spacious (993 sq.ft)**
- **First floor bathroom**
- **Harbour views from first floor**
- **Secure enclosed courtyard garden**
- **Woodburning stove**
- **2 reception rooms**
- **Generous kitchen**
- **Close to town centre**
- **No onward chain**

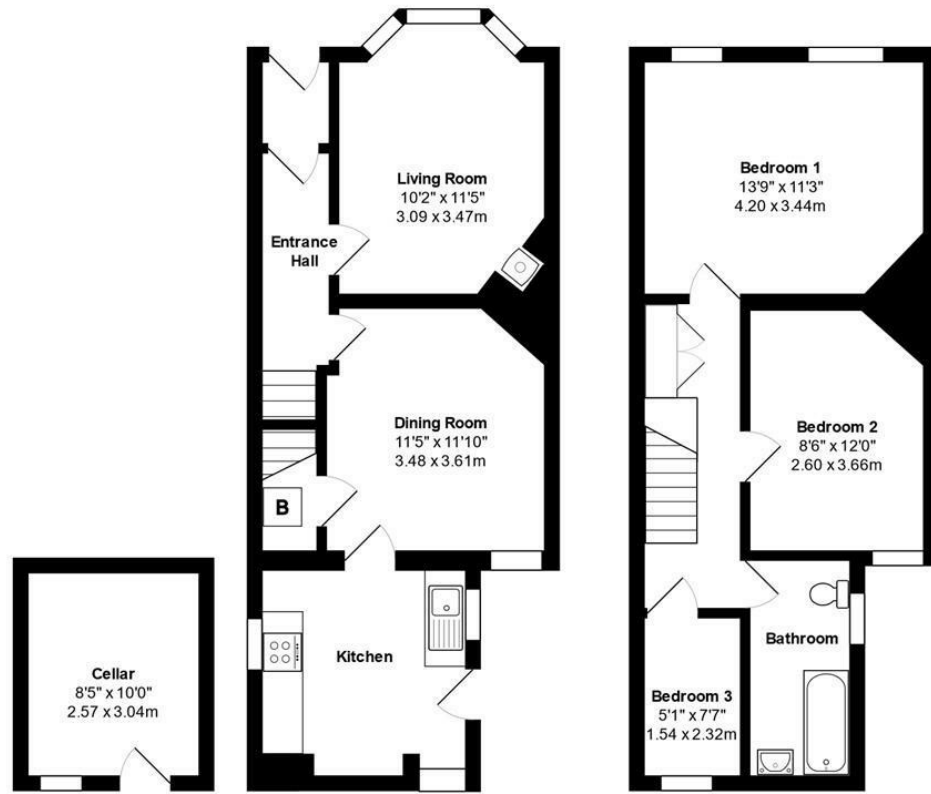
Ideally positioned a few minutes' walk from the vibrant heart of Falmouth town centre, 'Ivanhoe' stands in great spot, offering some views of the harbour from its elevated position on the first floor. This charming 3-bedroom semi-detached house has proven to be a lucrative asset in the form of a successful let in recent years. Having been well-maintained by the current and previous owners which includes a replacement roof covering, full external redecoration and installation of a woodburning stove, it would also make a superb permanent home for a buyer. The property is double glazed and centrally heated via a modern Worcester boiler.

Whether one seeks to make it their home or a savvy investment opportunity, this house holds immense appeal. Furthermore, its availability without the uncertainty of an onward chain and is available for immediate occupation.

ADDITION INFORMATION

Tenure - Freehold. Possession - Immediate vacant possession with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band B. EPC - 62 (D). **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**





Cellar
Approx Area: 7.8 m² ... 84 ft²

Ground Floor
Approx Area: 40.1 m² ... 431 ft²

First Floor
Approx Area: 38.8 m² ... 417 ft²



Ivanhoe, 28, Norfolk Road, Falmouth, TR11 3NT

Total Approx Area: 86.7 m² ... 933 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.