



## **53 Marlborough Road, Falmouth, TR11 3LJ**

### **£380,000**

- Great Family Home
- Well Regarded Area
- Currently Let With Good Income
- 4 Bedrooms
- Enclosed Rear Courtyard
- Potential To Extend
- Garage

## Family Home Or Lettings Investment

Located in Marlborough Road, this well-proportioned 4 bedroom terraced home offers a great living space, a courtyard to the rear and an additional bonus of a garage. Perfect for families, professionals or investors, this property is currently let to students with the tenancy set to expire in June.

### Accommodation Overview

#### GROUND FLOOR

Bedroom 1 or Sitting Room - A generously sized reception room (currently used as a bedroom) with a bay window looking out onto Marlborough Road

Bedroom 2 - Ideal as either a dining room or bedroom

Kitchen - A good sized kitchen, complete with a dining area

Shower Room - Features a large shower cubicle, basin, and WC and a velux window

#### FIRST FLOOR

Master Bedroom - Benefitting from a large window, allowing for plenty of natural light, giving a bright, airy feel. Fitted wardrobe

Bedroom 4 - Good size bedroom overlooking the courtyard garden

Single Bedroom - Could also be used as a home office or dressing room

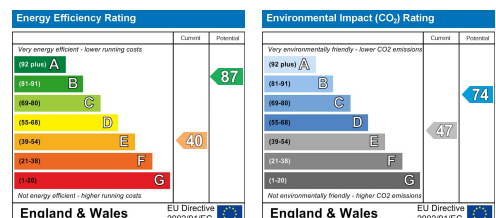
#### OUTDOOR SPACE AND EXTRAS

Private Rear Patio - A low-maintenance, paved outdoor space, perfect for relaxing or entertaining in the summer months.

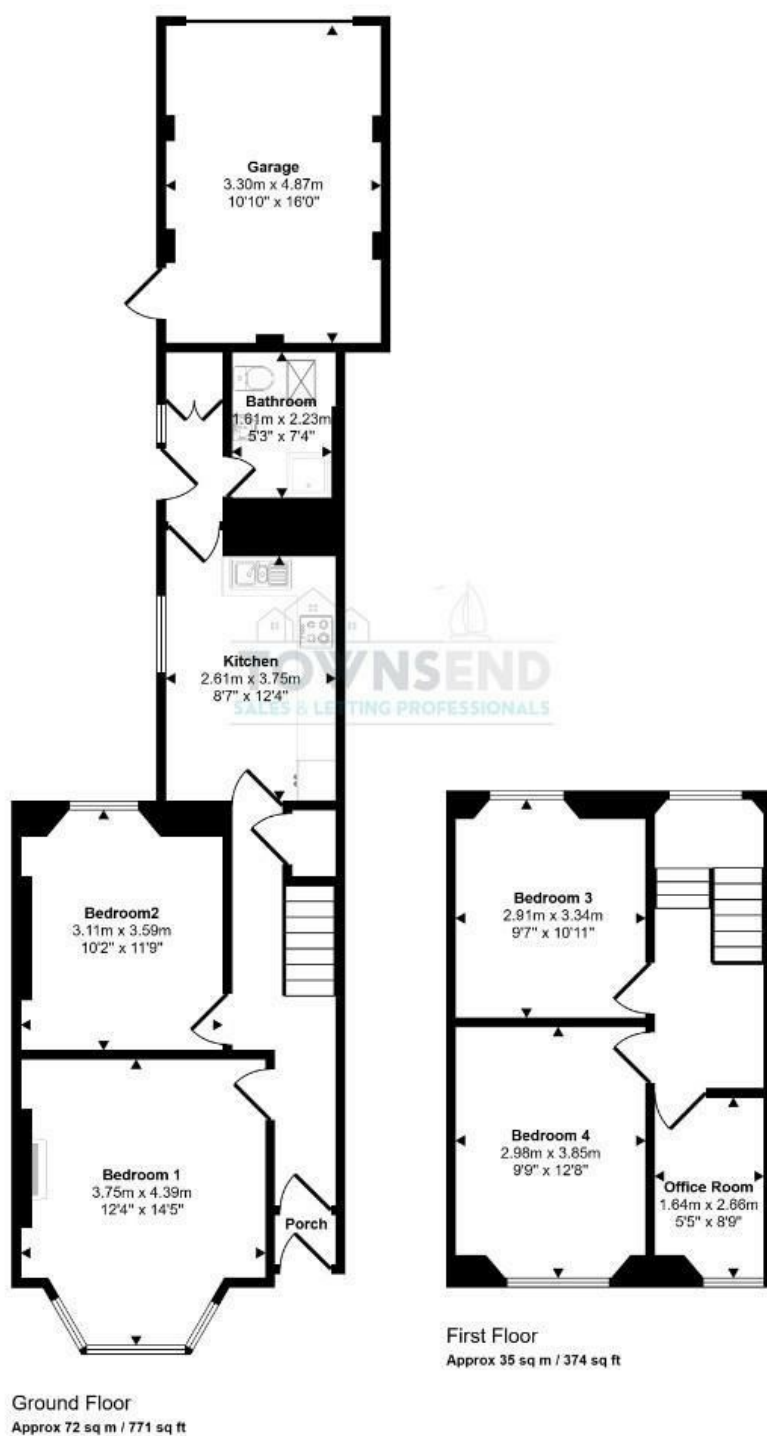
Garage - Ideal for secure parking, extra storage, or even a potential workshop.

The property also benefits from UPVC double glazing and electric heating

Call us now to arrange a viewing!







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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