

## 25 Bishops Way, Falmouth, TR11 4FQ

### £265,000

\*\*\*CHAIN FREE\*\*\*

25 Bishops Way is a delightful 2 bedroom terraced home in a popular residential area of Falmouth known as Union Corner.

The accommodation briefly comprises:

Ground Floor:

Entrance hall leading to a good sized cloakroom, living room, kitchen with a range of wall and floor units, gas hob, electric oven and a very useful larder.

First Floor:

Upstairs there is a lovely master bedroom with a large built in wardrobe, second bedroom and a family bathroom with a shower over the bath.

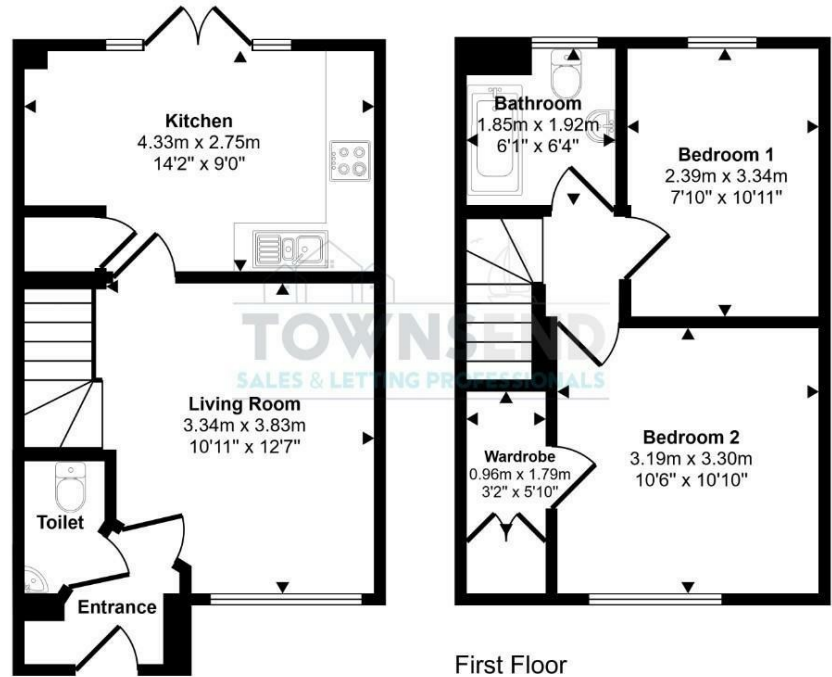
Outside there is a lovely, low maintenance enclosed garden to the rear, and at the front there are two parking spaces.

The property includes white goods and benefits from gas central heating and double glazing throughout.

The service charge is £253.91 every 6 months.



Approx Gross Internal Area  
60 sq m / 651 sq ft



Ground Floor  
Approx 31 sq m / 334 sq ft

First Floor  
Approx 30 sq m / 318 sq ft

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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