



MESSACK CLOSE, FALMOUTH

£325,000





FULL DESCRIPTION

This fantastic 3-bedroom house has off road parking, a garden and a garage.

This property consists of a large open plan living room/diner, a fitted kitchen, 3 bedrooms & a bathroom. It also has a front and rear garden. This property makes a great investment opportunity and is offered with NO CHAIN.

Located in the outskirts of Falmouth, it is 3 minutes away from Swanpool beach and less than 10 minutes from Falmouth town. There are also excellent transport links close by including bus stops and a train station.

OTHER INFORMATION

Tenure - Freehold

EPC - D

Council Tax band - C

Central heating – Gas




OTHER INFORMATION

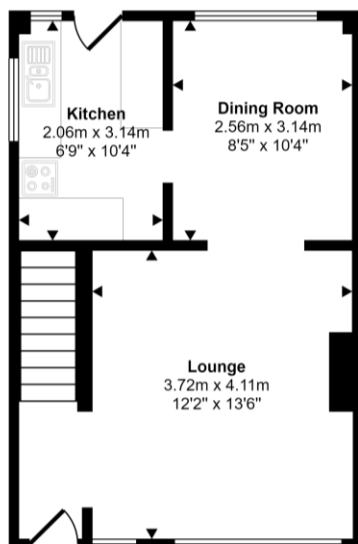
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



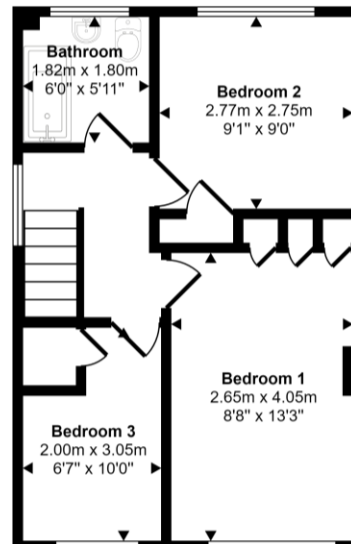


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area
71 sq m / 764 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft



First Floor
Approx 36 sq m / 383 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.