




James Carter
& CO ESTATE AGENTS

46b Grange Road, Helston, Cornwall
TR13 8SL



PROPERTY DESCRIPTION

Offered for sale with 'NO ONWARD CHAIN' is this ideal three bedroom first time home or investment property. The property is situated within walking distance of Helston Town centre yet benefits from a block paved driveway that provides parking for two cars. The property internally provides an open plan dual aspect living space and kitchen, this room enjoying views to the front and French doors that open to the rear garden. The kitchen also benefits from fitted appliances that include a stainless steel oven, hob and cooker hood along with an integrated dishwasher. The ground floor also provides a spacious entrance hallway with a cloakroom/w.c off.

The first floor provides three bedrooms, two of these being double rooms with both benefitting from the addition of built in wardrobes. The first floor also provides a modern fitted bathroom.

The property also benefits from double glazing and gas central heating. Externally there are enclosed gardens to the rear with a full width paved terrace.

A very unusual opportunity to purchase a three bedroom modern semi detached home with parking at this price level. A viewing is very strongly advised.

FEATURES

- NO CHAIN SALE
- Three Bedrooms
- Attention First Time Buyers
- Open Plan Living Space
- Parking For Two Cars
- Double Glazing
- Gas Central Heating





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, part turn stairs that ascend to the first floor landing with painted timber handrail and balustrade, cupboard below, radiator, panel door through to the living area, further panel door to the ground floor cloakroom/w.c.

Cloakroom/W.C

Panel door from the entrance hallway, double glazed window to the front, white suite comprising a low level w.c, wash hand basin, radiator, extractor fan.

Open Plan Living Space

A spacious dual aspect full depth open plan living space that enjoys outlooks to both the front and rear.

Living Area: Double glazed window set to the front with radiator under, tv point, wall mounted heating controller, open access to dining area and kitchen area.

Kitchen Dining Area: The dining area provides space for a dining table, access to the rear garden via double glazed doors that open to the rear terrace. The Kitchen comprises a modern range of high gloss units with working surfaces over and glass upstands, fitted stainless steel oven with gas hob over and stainless steel cooker hood above, glass splash back, integrated dishwasher, space for fridge freezer, inset stainless steel sink and drainer unit, recessed ceiling spotlights, double glazed doors to the rear that open to the rear patio and gardens.

Landing

Stairs that ascend from the entrance hallway, painted timber handrail and balustrade, access to loft space, panel doors off to the bedrooms and bathroom.

Bedroom One

A double bedroom that is set to the front of the property. Panel door from the landing, double glazed window to the front that overlooks the surrounding area, radiator below, wall mounted heating controller, built in wardrobe.

Bedroom Two

A second double bedroom, this time being set to the rear of the property. Panel door from the landing, double glazed window to the rear that overlooks the garden, radiator below, built in

wardrobe.

Bedroom Three

A good sized third bedroom that is set to the rear of the property. Panel door from the landing, double glazed window to the rear that overlooks the garden, radiator below.

Bathroom

Panel door from the landing. The bathroom comprises a modern white suite of a 'P' shaped panel bath with tiled surrounds, shower over and glazed shower screen set to the side, low level w.c with concealed cistern, wall hung wash hand basin, double glazed window to the front with shelf under, extractor fan.

Parking

The property is approached off Grange Road by an attractive double width block paved parking area, this area providing parking for two cars in a side by side fashion.

Gardens

At the side of the driveway there is an area of garden that has been well planted with a variety of maturing shrubs and plants. A gated pathway then provides access around the side of the property to the rear gardens. The rear gardens feature a full width paved terrace that leads directly off the dining area. The terrace then provides access to a further low maintenance of garden that is enclosed by block walling with fencing over, this area of garden has been planted with ornamental shrubs.

Additional Information

Tenure- Freehold

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band B Cornwall Council.

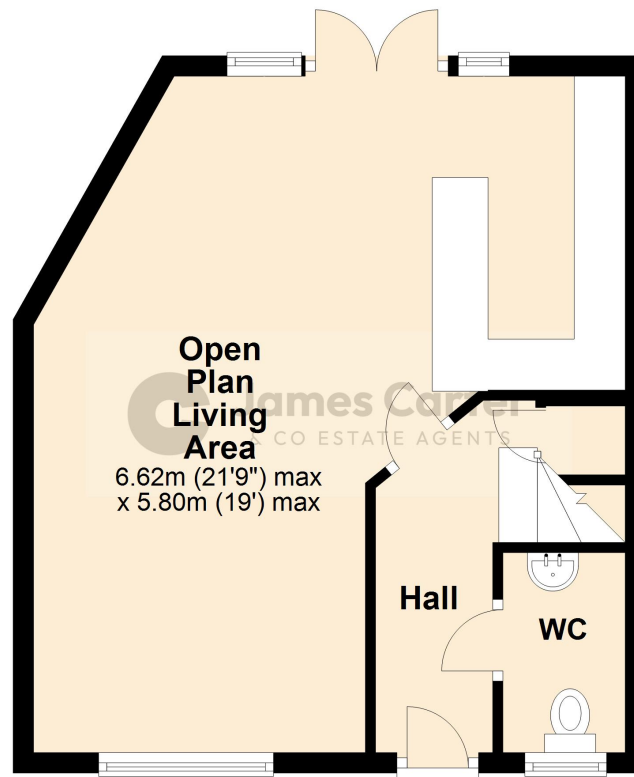


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

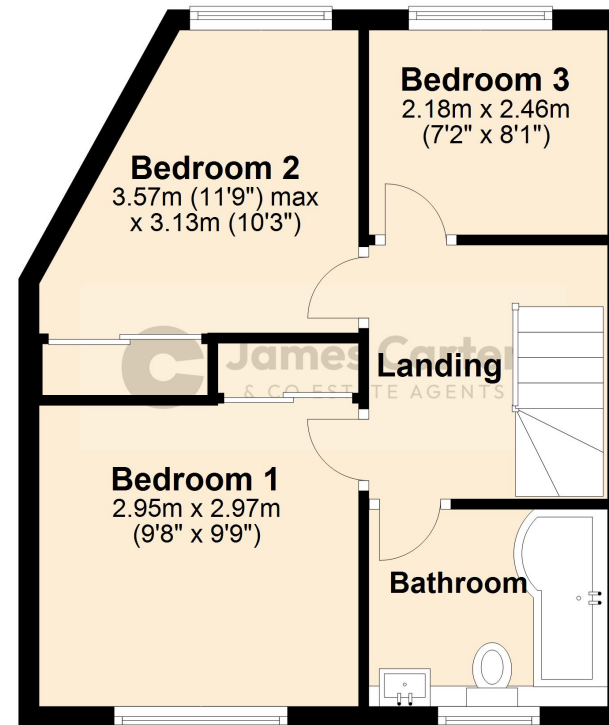
Ground Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



Total area: approx. 71.9 sq. metres (774.4 sq. feet)

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