



**100 Killigrew Street, Falmouth**  
Falmouth

**£350,000 Freehold**



## 100 Killigrew Street

Falmouth

- Period Town House
- Central Location
- Spacious Three Bedroom Accommodation
- Living/Dining Room With Wood
- Kitchen Breakfast Room
- Double Glazing
- Gas Central Heating
- Enclosed Private Garden

We are very pleased to be able to offer for sale this lovely period townhouse located in a very central town location. The property offers a very comfortable and characterful standard of living throughout. The spacious accommodation is set out across two floors, there may also be potential to extend into the loft space if required to provide further bedroom space.

The ground floor provides generous character accommodation, this including an unusually generous entrance hallway with exposed timber floorboards. The main reception space comprises an open plan living and dining space, this lovely room featuring exposed timber floorboards and a focal point wood burning stove. At the rear of the property there is a lovely full width kitchen breakfast room, an ideal family space that opens out to the enclosed and private rear garden.

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The first floor continues the spacious character feel, there is a very attractive period split level landing that provides access to the three bedrooms and the bathroom. The property provides two spacious double bedrooms and a generous third single bedroom. The bathroom is located to the rear of the house and features a modern four piece white suite with a separate shower enclosure.

The property also benefits from double glazing and gas central heating.

A very fine example of one of these sought after period town houses located within a very convenient town centre location. A viewing is very highly advised.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



C

C



## **Entrance Hallway**

A very spacious entrance hallway that provides access to the living room and also to the rear through to the kitchen. Double glazed door to the front, part turn period staircase ascending to the first floor split level landing with painted handrail and balustrade, radiator, fitted cloaks cupboard to one wall, part glazed door through to the living room, doorway to the rear that opens to the kitchen breakfast room.

## **Living Room/ Dining Room**

24' 7" x 9' 10" (7.49m x 3.00m)

A lovely deep reception space that provides a very comfortable and characterful space. Part glazed door from the entrance hallway, double glazed window to the front with storage cupboard under, lovely exposed timber floor boards throughout, recessed focal point wood burning stove set on an attractive slate hearth, additional chimney breast within the dining area with recesses to either side, radiator, part glazed door providing access through to the kitchen breakfast room.

## **Kitchen Breakfast Room**

14' 3" x 9' 1" (4.34m x 2.77m)

The kitchen comprises a range of fitted floor wall and drawer units with working surfaces over and part tiled surrounds, inset stainless steel oven with hob over, inset double drainer stainless steel sink with mixer tap over, space for a fridge freezer, space for a breakfast table, radiator, doorway back through to the entrance hallway, two double glazed windows to the rear overlooking the garden, double glazed door that opens out to the enclosed rear garden.

## **Landing**

A very attractive split level period landing that features tastefully painted timber handrails and balustrade, access to the loft space, the loft space benefitting from a Velux-style roof window, being part boarded and housing the gas boiler, doors from the landing that provide access to the three bedrooms and the bathroom.

## **Bedroom One**

12' 0" x 10' 4" (3.66m x 3.15m)

A very spacious double bedroom that is located to the rear of the property. Panel door from the rear of the split level landing, double glazed window to the rear overlooking the garden, radiator.

## **Bedroom Two**

14' 2" x 10' 2" (4.32m x 3.10m)

A second spacious double bedroom, this time being situated towards the front of the property. Panel door from the split level landing, double glazed window to the front, exposed timber floorboards, chimney breast with arched recess to one side, fitted wardrobes to one wall with central vanity area, radiator.

## **Bedroom Three**

7' 4" x 5' 9" (2.23m x 1.75m)

A generous third single bedroom, an ideal space for a child's bedroom, office or nursery. Panel door from the split level landing, double glazed window to the front, radiator.

## **Bathroom**

A spacious bathroom that features a modern four piece white suite. Attractive stained glazed period panel door from the split level landing. The bathroom comprises a panel bath with tiled surrounds and chrome mixer taps over, separate shower enclosure with inner tiled walling and chrome mixer shower over, pedestal wash hand basin with tiled surrounds, low level w.c, light and shaver socket, heated chrome towel rail, double glazed window to the rear.

## **Garden**

The property benefits from a very private enclosed rear garden. This garden area being of a generous size and having been landscaped to provide a low maintenance garden to enjoy. The garden is enclosed on all sides and is laid to attractive chippings, this garden being an ideal space to sit out and enjoy the later afternoon sunshine.

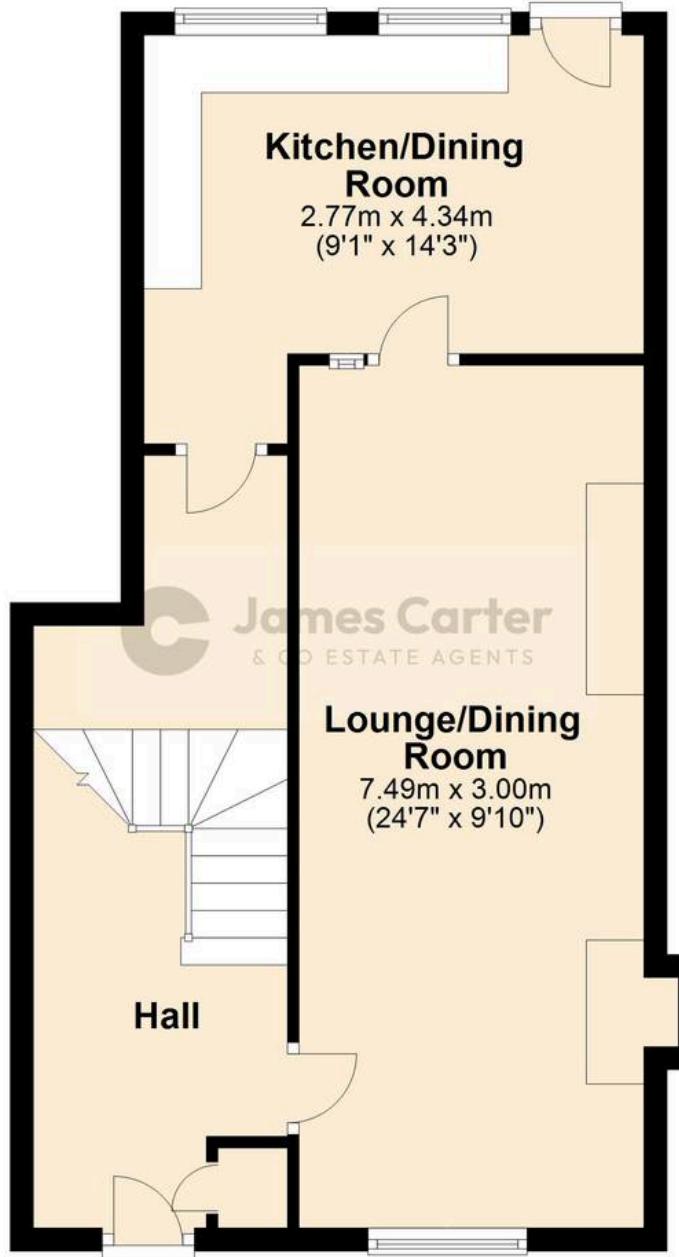
## **Additional Information**

Tenure- Freehold. Services - Mains Electricity, Water, Drainage And Gas. Council Tax- Band B Cornwall Council.



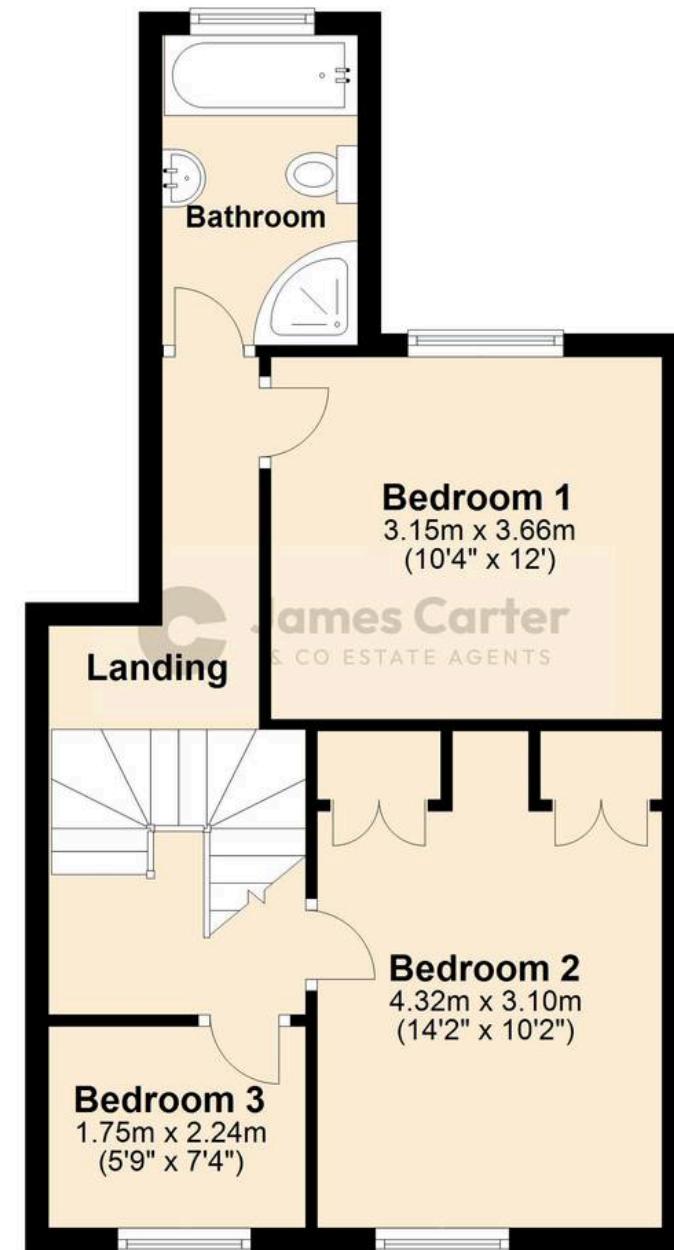
## Ground Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



## First Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 89.9 sq. metres (967.9 sq. feet)



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