



Laskowski
&Co



27 Marlborough Road, Falmouth, TR11 3LW

Guide Price £395,000

A substantial 4 bedroom, 3 reception room period home, located within sought-after Marlborough Road, just a few minutes' walk from the town centre and harbourside. The accommodation requires updating and modernisation, and comprises, on the ground floor: porch, entrance hallway, living room, dining room, breakfast room and kitchen. On the first floor are the 4 bedrooms and a family shower room. To the rear of the property is an enclosed courtyard and attached single garage. A wonderful opportunity for a prospective purchaser to put their 'own stamp' on this charming character home which offers great potential to reconfigure and/or extend (subject to all necessary consents). Viewing highly recommended.

Key Features

- 4 bedroom period home
- Requiring updating and modernisation
- Gas central heating and double glazing
- Garage
- 3 reception rooms
- Sought-after location close to the town and harbourside
- Rear courtyard garden
- EPC rating D



LOCATION

Marlborough Road is located close to the 'heart' of the town, just a few yards from Wodehouse Terrace, 'below' which is the town centre and its myriad of shops, commercial facilities, restaurants, galleries and quayside bars. Excellent public transport facilities are nearby, together with highly regarded junior schools. The seafront and beaches are an approximate fifteen minute walk away and from where the South West Coast Path can be explored either by crossing the Fal Estuary to St Mawes, or continuing past Swanpool and Maenporth beaches to the beautiful Helford River and Lizard peninsula beyond.

THE ACCOMMODATION COMPRISES

Cast iron gate and path leading to the obscure double glazed front door, opening to:-

ENTRANCE PORCH

Mosaic tiled floor, wall mounted consumer unit, timber multi pane coloured glass door to:-

ENTRANCE HALLWAY

Doors to living and dining room, breakfast room and ground floor WC. Stairs rising to the first floor with under-stair storage cupboard. Radiator, telephone point, dado rail, coat rail, ornate moulded arch.

LIVING ROOM

A light reception room, with a large double glazed bay window to the front aspect. Ceiling rose with central ceiling light, ornate coving and picture rail. Radiator, fireplace housing gas fire with tiled hearth. Deep skirting boards, telephone point.

INNER HALL

DINING ROOM

Another good size reception room, benefiting from the high ceiling which provides a feeling of space. Large double glazed window to rear aspect overlooking the courtyard. Radiator, central ceiling light, fireplace housing gas fire set on a metal hearth. Deep skirting boards.

CLOAKROOM/WC

Low level flush WC, obscure double glazed window to side aspect.

BREAKFAST ROOM

A third reception room, with large double glazed window to side aspect. Tiled fireplace housing a gas fire with tiled hearth. Radiator, central ceiling light, large under-stair storage cupboard. Door to:-

KITCHEN

A basic kitchen, with a range of eye and waist level units. Space for freestanding fridge and freezer, space and plumbing for washing machine, space for cooker with gas cooker point. Two double glazed windows to side aspect, obscure double glazed door giving access to the rear courtyard. Radiator, central ceiling light, part tiled walls.

FIRST FLOOR

HALF LANDING

Doors to bedroom three and family shower room.

BEDROOM THREE

A double bedroom with double glazed window to side aspect, wash hand basin, radiator. Central ceiling light.

FAMILY SHOWER ROOM

White suite comprising a walk-in shower with glazed shower door and boiler-fed Bristan shower, tiled surround. Vanity unit housing wash hand basin with mixer tap, dual flush WC. Further tiling to walls, obscure double glazed window to side aspect, heated towel rail/radiator. Central ceiling light.

LANDING

Doors to bedrooms one, two and four, obscure double glazed high level window to rear aspect. Dado radiator, central ceiling light. Loft hatch with timber ladder to boarded loft space.

BEDROOM ONE

A spacious double bedroom, with double glazed bay window to front aspect. Range of built-in wardrobes, deep skirting boards, radiator, central ceiling light.

BEDROOM TWO

Another double bedroom, with double glazed window to rear aspect overlooking the courtyard garden. Fireplace (currently boarded) with shelving to either side of the chimney breast, radiator, central ceiling light, built-in wardrobes. Deep skirting boards. Sink with tiled splashback.

BEDROOM FOUR

A single bedroom, with double glazed window to front aspect, central ceiling light, radiator, deep skirting boards.

LOFT SPACE

Accessed via a timber pull-down ladder, fully boarded with Velux window, currently providing an excellent storage space or hobby area, with potential for conversion to further accommodation, subject to any necessary consents.

THE EXTERIOR

FRONT

Small walled garden, paved, with a low level flower bed containing a number of shrubs. A path leads to the front door.

REAR

The enclosed and walled rear courtyard garden provides space for a table and chairs, with block-built garden store and lean-to greenhouse. A side pedestrian door gives access to the garage, and a timber door provides pedestrian access to the rear lane.

GARAGE

A larger than average single garage, with metal up-and-over door, power and light connected. Wall mounted Ideal gas boiler, obscure double glazed window to side aspect. The garage is accessed by the vehicular lane to the rear of Marlborough Road.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan

