

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, mid terrace cottage on a well regarded road relatively close to the town centre of Helston.



Although in need of some updating to realise its full potential the property offers the basis of a nice family home in this well regarded address. It is situated a short stroll from the town centre and its amenities .

The accommodation in brief provides entrance hallway, lounge, dining room, kitchen whilst on the first floor there is a shower room and three bedrooms.

To the outside there is a small garden to the front with a further garden area to the rear and a useful shed.

Helston itself is an ancient market town providing facilities that include national stores, health centres, cinema and a leisure centre with indoor swimming pool, plus there are a number of well regarded primary schools and a secondary school with sixth form college. Helston is also the gateway to the Lizard Peninsula which has a stunning coastline with many iconic harbours and beaches plus fantastic coastal walks.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### PART GLAZED DOOR TO

##### ENTRANCE HALLWAY

With wood effect vinyl flooring and door to -

##### LOUNGE 3M X 2.8M (9'10" X 9'2")

With a window to the front aspect and open fire set on tiled hearth and surround (not tested).

##### DINING ROOM 3.77M X 2.64M (INCLUDING STAIRCASE) (12'4" X 8'7" (INCLUDING STAIRCASE))

With tiled floor, storage cupboards, tiled alcove and a window to the rear aspect, with sliding door to -

##### KITCHEN 2.4M X 2.4M (PLUS ALCOVE) (7'10" X 7'10" (PLUS ALCOVE))

With large larder cupboard and a fitted kitchen that comprises granite effect worktops incorporating a stainless steel sink drainer and has tiled splashbacks. There are base and drawer units under with wall units over with spaces provided for a washing machine and cooker. There is tiling to the floor and a window and glazed door to the rear aspect.

Stairs rise to the -

##### FIRST FLOOR LANDING

With loft hatch and doors to -

##### BEDROOM ONE 2.83M X 2.83M (9'3" X 9'3")

With built in wardrobe and window to the front aspect.

##### BEDROOM TWO 2.4M X 2.4M (MAXIMUM MEASUREMENTS) (7'10" X 7'10" (MAXIMUM MEASUREMENTS))

With a window to the side aspect.

##### BEDROOM THREE 3.43M X 1.6M (11'3" X 5'2")

With built in wardrobe and window to the rear aspect.

##### SHOWER ROOM

With walk-in glazed tiled shower cubicle with electric shower over, pedestal wash hand basin, w.c., airing cupboard housing the immersion heater and window to the rear aspect.

##### OUTSIDE

To the front of the property there is a garden comprising patio area with flower bed in the middle. To the rear there is a further garden area with a patio seating area and beds housing plants and shrubs. There is a useful block built shed, measuring 3.64m x 2m with a window and has power and light. There is a further area to the rear with coal bunker.

## AGENTS NOTE ONE

Number 3 enjoys pedestrian access down the back of the property to access the rear gate. Whilst number 4 enjoys pedestrian access to the side and behind number 5 to access their back door and garden.

## AGENTS NOTE TWO

We are advised that there is a small area of flying freehold with the property.

## SERVICES

Mains water, drainage and electricity.

## VIEWING

## DIRECTIONS

From the roundabout at the Spar shop in Helston proceed up Meneage Road where the property will be found after a short distance on the left hand side.

## COUNCIL TAX BAND

Band B.

## ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

## PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

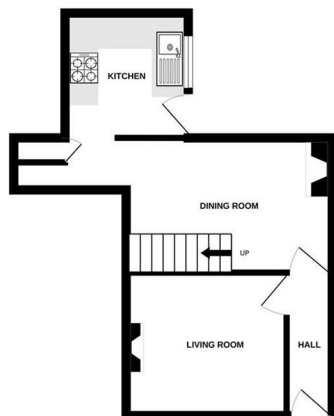
## DATE DETAILS PREPARED

6th September 2023

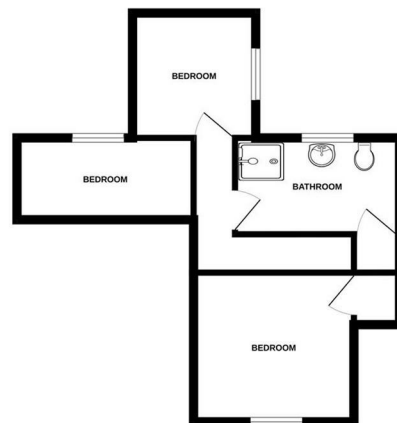
# 4 MENEAGE ROAD, HELSTON, TR13 8BQ

## PRICE GUIDE £200,000

GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.

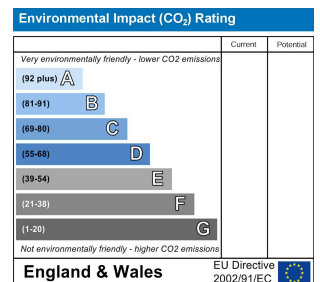
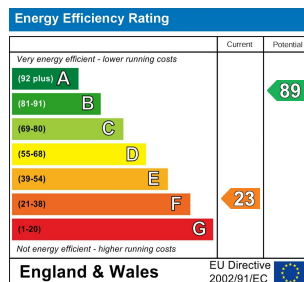
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OFFICES AT  
**Helston** 5 Wendron Street, Helston TR13 8PT  
 E: [property@christophers.uk.com](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven TR13 9HJ  
 E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737



Web: [www.christophers.uk.com](http://www.christophers.uk.com)  
 Email: [property@christophers.uk.com](mailto:property@christophers.uk.com)