



**4 Meneage Road, Helston, TR13 8BQ**

**£190,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

## 4 Meneage Road

- THREE BEDROOMS
- MID TERRACE
- SHORT STROLL FROM TOWN CENTRE
- GARDEN
- USEFUL SHED
- FREEHOLD
- COUNCIL TAX BAND B
- EPC F23

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 9'10" x 9'2" (3m x 2.8m)**

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

**DINING ROOM 12'4" x 8'7" (including staircase) (3.77m x 2.64m (including staircase))**

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

**KITCHEN 7'10" x 7'10" (plus alcove) (2.4m x 2.4m (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 9'3" x 9'3" (2.83m x 2.83m)**

With built in wardrobe and window to the front aspect.

**BEDROOM TWO 7'10" x 7'10" (maximum measurements) (2.4m x 2.4m (maximum measurements))**

With a window to the side aspect.

**BEDROOM THREE 11'3" x 5'2" (3.43m x 1.6m)**

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.

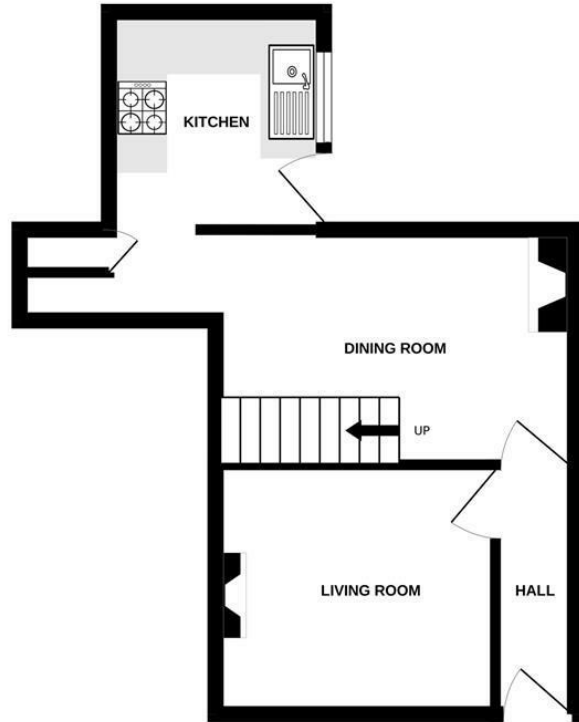
**DATE DETAILS PREPARED**

6th September 2023

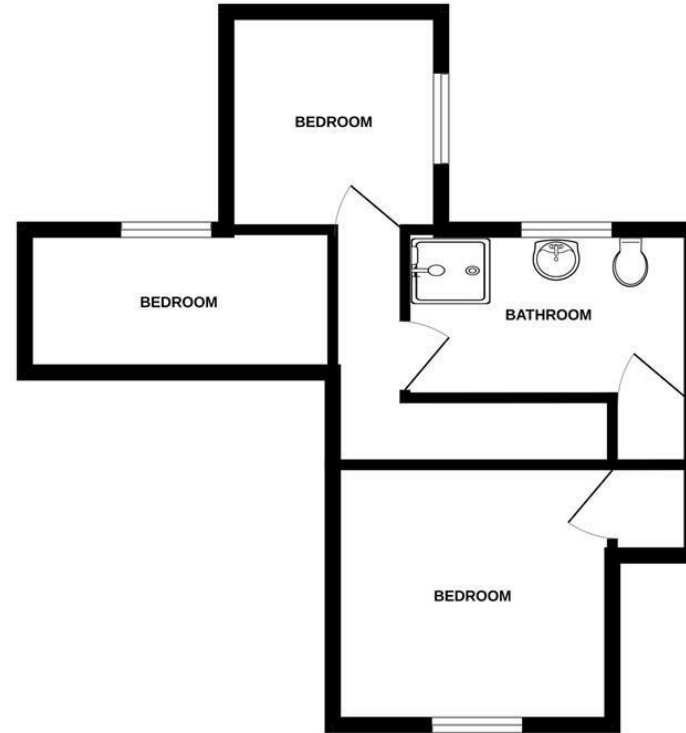




GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



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



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		23	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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