

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautifully presented mid terraced, two bedroom modern property situated in a well regarded residential area of Helston.



This well presented two bedroom property would make a lovely home in a well regarded area or would seem ideal as an investment opportunity. The property benefits from mains gas central heating and double glazing.

The accommodation in brief provides an entrance hallway, cloakroom, kitchen, and lounge/diner with glazed doors leading out onto the enclosed rear garden. On the first floor there are two bedrooms and a family bathroom.

To the outside and to the rear there is an allocated parking space and a nicely enclosed rear garden.

Helston is regarded as the gateway to the Lizard Peninsula with its stunning feature coves, sandy beaches and rugged coastline. It is a bustling market town providing facilities including national stores, health centre, cinema and a leisure centre with indoor pool. There are a number of well regarded primary schools, a secondary school with sixth form college and a university campus can be found in the nearby town of Penryn which is some twelve miles distant.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

HALF GLAZED DOOR TO

ENTRANCE HALLWAY

With wood effect flooring and opening to

KITCHEN 3M X 1.63M (9'10" X 5'4")

With wood effect fitted kitchen comprising worktops that incorporate a stainless steel sink drainer and built in electric hob with hood over. There are a mixture of base units with wall units over, attractive tiled splashbacks and built in appliance include an electric oven. Spaces are provided for a washing machine and fridge/freezer. Wood effect vinyl flooring and a window to the front aspect.

CLOAKROOM

With w.c., pedestal wash hand basin with tiled splashback, extractor, wood effect vinyl flooring and window to front aspect.

From the hallway there is an opening to

LOUNGE/DINER 4.49M X 3.71M NARROWING TO 2.68M (14'8" X 12'2" NARROWING TO 8'9")

A pleasant space with glazed patio doors that lead out onto the rear garden. There is an under stairs built in cupboard.

FIRST FLOOR LANDING

With loft hatch to the roof space and door to

BEDROOM ONE 3.7M X 2.59M (12'1" X 8'5")

With window to the rear aspect with a view out over the garden.

BEDROOM TWO 3.72M X 2.66M (12'2" X 8'8")

With a window to the front aspect. There is a built in cupboard.

BATHROOM

With a white suite that includes a panel bath with tiled splashbacks with shower over, pedestal wash hand basin, close coupled w.c., wood effect vinyl flooring and extractor.

OUTSIDE

To the rear of the property there is one allocated parking space. The rear garden is nicely enclosed by fencing with lawned area, patio seating area, glazed doors leading back into the lounge and there is pedestrian access out onto the rear parking area. There is a garden shed.

SERVICES

Mains electricity, water, drainage and gas.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From Helston town centre proceed up Wendron Street and along Godolphin Road. At the Turnpike Roundabouts turn right following the road past the Tesco Roundabout and at the traffic lights proceed straight on. At the next roundabout turn left and then at the next roundabout turn left again. Proceed up the road and at the top bear to the right then take the first left into Hawkins Way. Take the next right and proceed to the end of the road where you will find the property as the last one on the left hand side.

COUNCIL TAX BAND

Band A

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

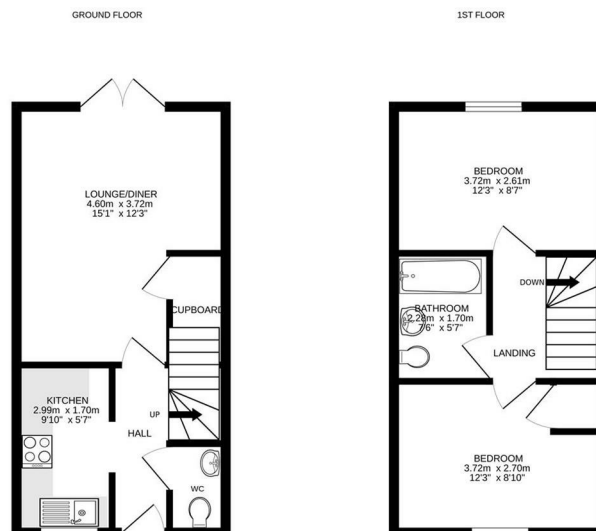
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

29th February 2024

83A HAWKINS WAY, HELSTON, TR13 8FQ

PRICE GUIDE £230,000



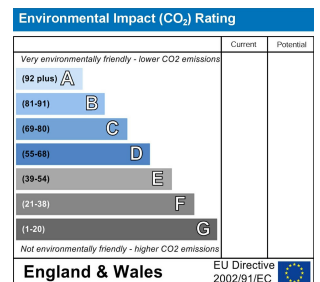
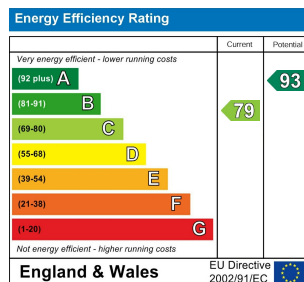
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, ceiling and any other items are approximate and no responsibility is taken for any errors, omissions, errors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout and appearance shown here may vary and no guarantee as to their accuracy or efficiency can be given. Made with Mapbox (2023)

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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