

CHRISTOPHERS

ESTATE AGENTS



A nicely presented, three bedroom end of terraced property situated in a well regarded residential area of Helston.



This well proportioned family home enjoys a nice position with a view to the front over the green amenity area. The property benefits from a garage, located in a nearby block, gas central heating and double glazing.

The accommodation, in brief, provides an entrance porch, lounge with inset feature gas fire, opening to a modern kitchen/diner with doors leading out on to the enclosed rear garden. On the first floor there are three bedrooms and a nicely appointed family bathroom.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctors' surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed door to -

ENTRANCE PORCH

With coat hanging space and wall mounted radiator. With door to -

LOUNGE 4.64M X 3.95M (15'2" X 12'11")

With understairs storage area and inset feature gas fire with stone effect hearth under. Window to the front aspect overlooking the garden and green amenity area. The room is lit by an attractive spotlight arrangement and two wall lights. With opening and arch to -

KITCHEN/DINER 4.92M X 3.01M (16'1" X 9'10")

A nice airy space with glazed door and glazed side panel leading on to the enclosed rear garden with a nicely fitted cream, high gloss kitchen comprising polished stone worktops, with polished stone upstands, that incorporate a sink drainer with mixer tap and ceramic hob with stainless steel splashback and hood over. There are a mixture of base and drawer units under with wall units over, two of which have glass fronts and glass shelves. Built-in appliances include an oven and dishwasher, whilst spaces are provided for a microwave and washing machine. Glazed windows overlooking the rear garden. Tiled floor and the room is lit by a number of downlighters.

Stairs lead to the -

FIRST FLOOR LANDING

With large storage cupboard further cupboard housing the Worcester gas boiler, pendant light and loft hatch to the roof space with wood effect doors to -

BEDROOM ONE 3.35M X 2.87M (10'11" X 9'4")

With built-in wardrobe area with heater and a window to the rear aspect overlooking the garden.

BEDROOM TWO 3.57M X 3M (11'8" X 9'10")

With built-in cupboard area with electric heater and a window to the front aspect overlooking the green amenity area.

BEDROOM THREE 2.63M X 1.74M (8'7" X 5'8")

With window to the front aspect overlooking the green amenity area.

BATHROOM

With white suite that includes a panelled bath with glass screen and shower with rainforest style head over, tiled splashbacks, pedestal wash handbasin with mirror over, ladder style radiator, W.C., extractor, tiling to the floors and walls, window to the rear aspect. The room is lit by a series of downlighters.

OUTSIDE

To the front of the property there is a lawn area, whilst to the rear there is an enclosed garden surrounded by fencing that offers degrees of privacy with hard landscaped seating area, lawn, useful shed and gate out on to the side yard area where there is a garage.

GARAGE 4.7M X 2.6M (15'5" X 8'6")

With up and over door.

AGENTS NOTE

Traditionally, residents of the property park on the road alongside the gable end of the property and side gate.

SERVICES

Mains water, electricity, gas and drainage.

DIRECTIONS

From our office proceed up Wendron Street into Godolphin Road to the Turnpike roundabouts, turning left signposted Redruth. Follow this road passing the fire station on your left hand side, go straight over the mini roundabout and take the next right. Follow the road right down to the bottom of the road where the property will be found on the left hand side.

VIEWING

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

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -
<https://checker.ofcom.org.uk/>

COUNCIL TAX

Council Tax Band B.

ANTI-MONEY LAUNDERING

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

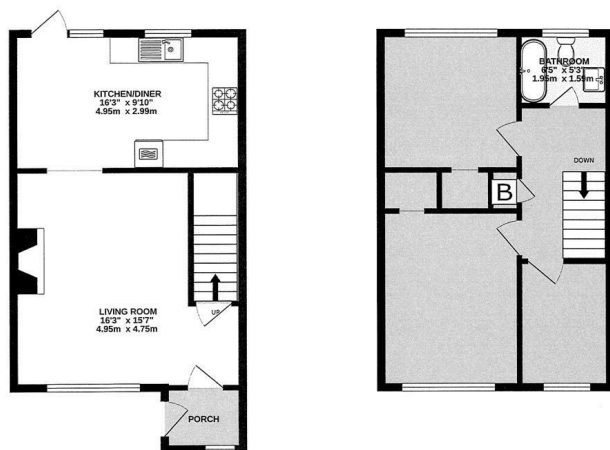
PROOF OF FINANCE - PURCHASERS

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

9th July, 2024.

33 TRENETHICK AVENUE, HELSTON, CORNWALL, TR13 8LU PRICE GUIDE £269,500

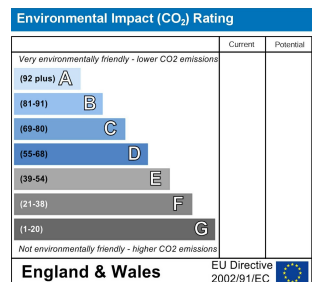
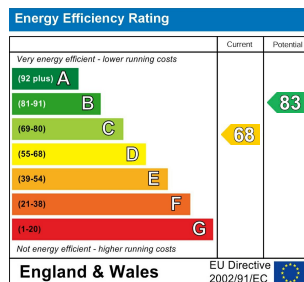


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