

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, detached bungalow with garage and parking in the Cornish market town of Helston.



Situated in the sought after residential area of Osborne Parc in the Cornish market town of Helston is this well presented, three bedroom detached bungalow. The residence, which benefits from mains gas central heating and double glazing, enjoys views between other properties towards open countryside and has been greatly enhanced by the current owners.

In brief, the accommodation comprises a hall, lounge, kitchen/diner, utility room, inner hall, bathroom and three bedrooms. To the outside and at the front of the property is a driveway which provides parking for a number of vehicles and leads to a garage. The front garden also has lawned areas, plants and shrubs and an apple tree. To the rear of the residence is a further good size lawned area, pleasant hard landscaped area, detached outbuilding and a fish pond complete with cascading water feature.

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)

##### STEP UP AND DOOR TO

##### HALL

With access to the loft, door to the utility room, kitchen/diner, opening to a cupboard and door to

##### LOUNGE 6.10M X 3.66M PLUS DOOR RECESS (20' X 12' PLUS DOOR RECESS )

A dual aspect room with outlook over the rear garden and to the front towards open countryside between other properties. There is a decorative mock fireplace which houses an electric fire. Door to

##### KITCHEN/DINER 4.72M NARROWING TO 2.97M X 4.42M (15'6" NARROWING TO 9'9" X 14'6")

A open plan, L shaped kitchen/diner with an attractive modern kitchen comprising working top surfaces incorporating a sink unit with mixer tap over, cupboards and drawers under and wall cupboards over. Built in appliances include a dishwasher and a fridge whilst there is space for a stove style oven with built in hood over. The room is dual aspect with a door and French doors to the rear garden. There are built in cupboards, part tiled walls and a heated towel rail.

##### UTILITY ROOM 1.91M X 1.68M (6'3" X 5'6" )

Having a working top surface with space under for a washing machine, fridge and a tumble dryer. Outlook to the side.

##### INNER HALL

With doors to all bedrooms and door to

##### BATHROOM

Suite comprising bath with mixer tap and shower attachment over, close coupled w.c. and a wash basin with mixer tap over and cupboards under. There are tiled walls, tiled floor, obscured window to the side and a heated towel rail.

##### BEDROOM ONE 4.19M X 2.97M (13'9" X 9'9")

With outlook to the front and to open countryside between other properties. There are built in wardrobes.

##### BEDROOM TWO 3.28M X 2.97M (10'9" X 9'9")

With outlook to the front between other properties towards open countryside.

##### BEDROOM THREE 2.90M NARROWING TO 2.74M X 2.74M PLUS DOOR RECESS (9'6" NARROWING TO 9' X 9' PLUS DOOR RECESS)

With outlook to the side and having built in wardrobes.

##### OUTSIDE

There are good size gardens to the front and rear of the property with the front garden having lawned areas with plants and shrubs and a driveway which provides parking for a number of vehicles. To the rear of the property is a further garden with good sized lawned area, fish pond and hard landscaped seating area.

##### OUTBUILDING 3.58M X 3.12M (11'9" X 10'3")

With obscured window to the side and obscured French doors to the front. This room is currently being utilised as a home gym.

##### GARAGE 7.01M X 2.51M (23' X 8'3")

Having power and an electric roll up door. There is a window to the side and door to the rear garden.

##### SERVICES

Mains electricity, gas, water and drainage

#### 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 down Church Street and up Church Hill. Follow the church wall around to the left passing Grylls Parc on your right and in to Osborne Parc. Carry on up Osborne Parc passing Marconi Close on the left, Brook Close and then Fir Close on your right and the property will be found after a short distance on your right hand side.

#### MOBILE AND BROADBAND COVERAGE

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 BAND

Band D

#### 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.

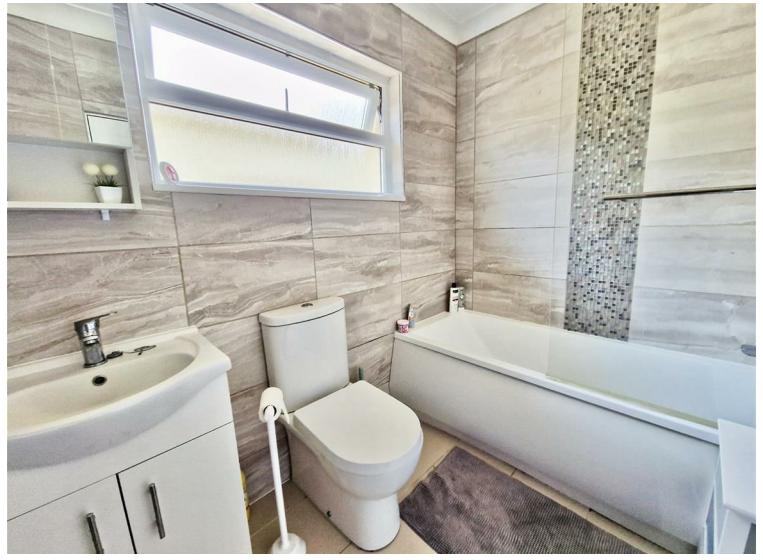
#### DATE DETAILS PREPARED

17th July 2024

# 54 OSBORNE PARC, HELSTON, TR13 8TZ

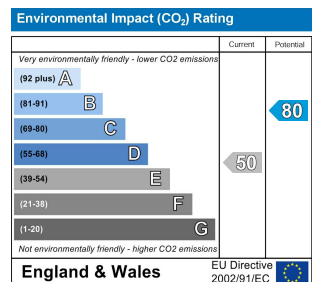
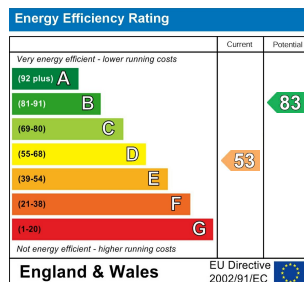
## PRICE GUIDE £385,000

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