

CHRISTOPHERS

ESTATE AGENTS



A beautifully presented two bedroom, semi detached bungalow situated in a well regarded residential area of Helston.



Being beautifully presented both internally and externally the property is situated in a pleasant cul-de-sac setting with the benefit of double glazing, parking and a garage.

The accommodation in brief comprises an entrance hallway, lounge, fitted kitchen, lovely appointed shower room, two bedrooms and triple aspect conservatory.

To the outside the gardens which are a real feature of the property wrap themselves around three sides.

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 beaches, coves and cliff top walks. The town has amenities that include national stores, supermarkets, doctors' surgeries and churches along with many clubs and societies. There are a number of well regarded primary schools and a comprehensive school with sixth form college. The property is also a short stroll from the towns circular bus route.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

GLAZED DOOR TO

ENTRANCE HALLWAY

With wood effect vinyl flooring, two storage cupboard one of which houses an electric heater and has slatted shelves. With part glazed door to

LOUNGE 4.9M X 3.34M (16'0" X 10'11")

With window to the side aspect overlooking the garden. Wood effect vinyl flooring and feature gas log effect fire set on a fireplace with tiled hearth and wood mantel over. Door to

INNER HALLWAY

With wood effect vinyl flooring and doors to

KITCHEN 2.83M X 2.17M (9'3" X 7'1")

Comprising stone effect worktops incorporating a stainless steel sink drainer with mixer tap and gas hob. There are attractive tiled splashbacks and there are a mixture of drawer and base units under with wall units over. There is a built in gas oven with spaces provided for a fridge, freezer and washing machine. Wood effect vinyl flooring and window to the front aspect. Part glazed door to

CONSERVATORY 3.15M X 1.56M (10'4" X 5'1")

A lovely triple aspect room with a view over the garden along with a glazed entrance door. Wood effect laminate flooring.

BEDROOM ONE 4M X 2.84M (13'1" X 9'3")

With wood effect vinyl flooring and window to the rear aspect overlooking the garden.

BEDROOM TWO (ACCESSED FROM THE LOUNGE) 2.51M X 1.79 (8'2" X 5'10")

With window to the side aspect.

SHOWER ROOM

Being beautifully appointed with a generous walk in shower cubicle with easy clean splashback and Mira electric shower. Pedestal wash hand basin, close coupled w.c., wood effect vinyl flooring, extractor, ladder style towel radiator, loft hatch to roof space and obscured window to the front aspect.

OUTSIDE

There is a driveway with parking which leads to the -

GARAGE 5M X 2.5M (16'4" X 8'2")

With electric remote controlled up and over door, power, light, eaves storage and half glazed service door back to the garden.

ENCLOSED SIDE GARDEN

Being bordered by a wall offering good degrees of privacy is a real feature of this property with beds and shrubs at its borders, lawned area and patio seating area. There is a further storage area with gate to the front of the property.

SERVICES

Mains water, drainage, electricity 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 our Helston town centre proceed up Wendron Street and along Godolphin road. At the Turnpike roundabouts turn left signposted Redruth. Follow this road passing the fire station on the left and proceed over the next roundabout towards Redruth. Turn immediately right into Trenethick Avenue and then take the first turning left into Tremenheere Avenue. After a short distance take the first turning on the left into Chytroose Close and the property will be found on the corner on the left hand side.

MOBILE AND BROADBAND COVERAGE

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

28th August 2024

4 CHYTROOSE CLOSE, HELSTON, TR13 8UY

PRICE GUIDE £240,000

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.

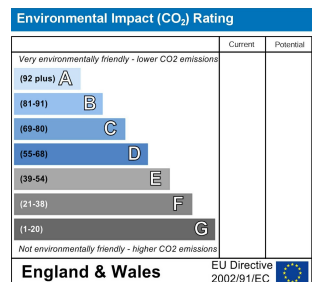
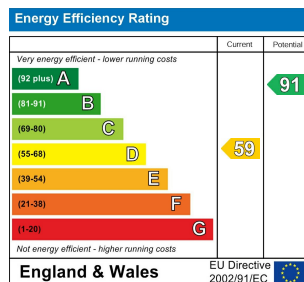
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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