

# CHRISTOPHERS

ESTATE AGENTS



This three bedroom, end of terrace house is located in a well regarded residential area, has a cul-de-sac position and enjoys wooded views with walks close by giving access to the River Cober and valley and also to Lowertown.



The accommodation in brief comprises inner hallway, lounge with gas fire plus a kitchen/diner on the ground floor. Whilst the first floor provides three bedrooms plus bathroom. To the front of the property there is a paved area, whilst to the rear there is a patio plus terraced decking ideal for al fresco dining. The property also benefits from double glazing and gas central heating and has two parking spaces.

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)

##### CANOPIED ENTRANCE

With outside courtesy light and front door opening into -

##### HALLWAY

Electric consumer unit, staircase with handrail to first floor and door into -

##### LOUNGE 4.43M X 3.52M (14'6" X 11'6" )

With picture window to front aspect, wood effect laminate flooring, mains gas fire, undertairs storage area, arched and small paned double doors opening into -

##### KITCHEN/DINER 4.51M X 3.12M (14'9" X 10'2" )

The kitchen comprises a single drainer, one and a half bowl stainless steel sink unit set in granite effect rolled edge worktops extending to breakfast bar. Inset four ring gas hob with stainless steel extractor hood over, integral Indesit electric cooker, plumbing and space for washing machine, space for fridge/freezer, range of base, drawer and matching eye level wall units, Main System HE gas boiler, tiled floor, window to rear aspect. In the dining area there is a carpeted floor with full height double glazed window and door opening to rear patio.

##### FIRST FLOOR LANDING

Access to insulated and part boarded loft space which has lighting. Built-in airing cupboard with timber slatted shelving and housing modern factory lagged water cylinder with immersion heater, central heating and hot water timer controls. Doors off to all rooms.

##### BEDROOM ONE 4.59M NARROWING TO 3.53M X 2.68M NARROWING TO 1.73 (15'0" NARROWING TO 11'6" X 8'9" NARROWING TO 5'8")

Enjoying wooded and distant countryside views and built-in storage cupboard.

##### BEDROOM TWO 2.78M X 2.26M (9'1" X 7'4" )

With window overlooking rear aspect.

##### BEDROOM THREE 2.35M X 2.23M (7'8" X 7'3" )

With window overlooking rear aspect.

##### BATHROOM

A white suite comprising panelled bath with tiled surround with Triton electric shower over with shower screen, pedestal wash handbasin with tiled splashback and surround, low level W.C., bathroom cabinet, ladder effect stainless steel heated towel rail.

##### OUTSIDE

To the front of the property is a paved area and to the rear, which is full enclosed, there is a further paved patio area with steps leading up to terraced decking on three levels. There is a rear pedestrian gateway.

##### PARKING

To the rear of the property there are two parking spaces (in tandem).

##### SERVICES

Mains electricity, water, drainage and gas.

##### AGENTS NOTE

Under the terms of the Estate Agents Act 1979 we wish to point out that the owner of this property is an employee of Christophers Estate Agents.

## DIRECTIONS

From Helston Town Centre, proceed up Wendron Street and along Godolphin Road. At the Turnpike Roundabout, turn left signposted Redruth and follow this road passing the fire station on the left hand side. At the next roundabout turn left, follow this road through Water-Ma-Trout industrial estate and, as one descends the hill, go over the mini roundabout and take the next turning right. Proceed along this road and follow this road all the way through to the bottom which takes you into Nanscober Place and number 32 can be found in the last cul-de-sac on the left hand side with the property being on the right hand side, identifiable by our For Sale board.

## 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 C.

## 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

10th September, 2024.

# 32 NANSCOBER PLACE, HELSTON, TR13 0SP

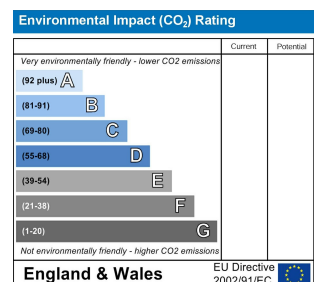
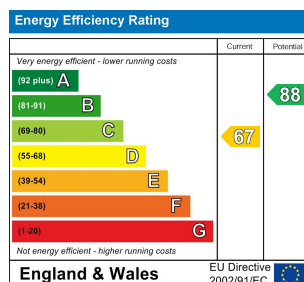
## PRICE GUIDE £250,000

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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