

4 Kellaway Park
Helston, TR13 8QU







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This two bedroom end of terrace home is ideal for first time buyers or investors looking for a well presented property. The kitchen/diner is thoughtfully laid out, offering excellent storage and plenty of room for a dining table or casual seating. The bright, generously sized living room enjoys an abundance of natural light and features sliding patio doors that open directly onto the rear garden, creating a lovely flow between inside and out. Upstairs, you'll find two comfortable bedrooms, both well proportioned, along with a functional family bathroom. Outside, the enclosed rear garden has been cleverly landscaped to maximise the space. A raised patio area is perfect for outdoor dining, while the lawn and additional seating area provide a relaxing spot to enjoy sunny days. A convenient path leads around to the front of the house.



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Guide Price £199,950

Location

The property is situated on Kellaway Park, just a short walk from the centre of Helston. Helston is famed for its historic Flora Day celebrations on 8th May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Porch
Kitchen
Lounge/Diner
Stairs to Landing
Bathroom
Bedroom One
Bedroom Two

Outside

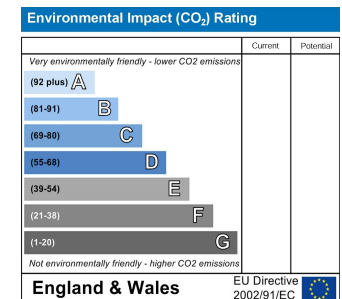
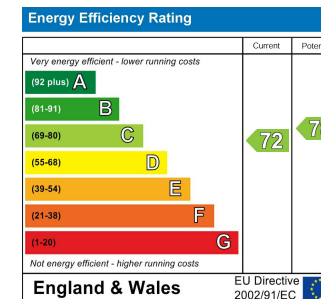
The enclosed rear garden features a raised patio for outdoor dining, a lawned area, and an extra seating space perfect for relaxing. This versatile layout makes the most of the available space.

Services

Mains water, electricity and drainage. Gas heating.

Council Tax Band-B





What3Words

///hint.detective.encounter

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

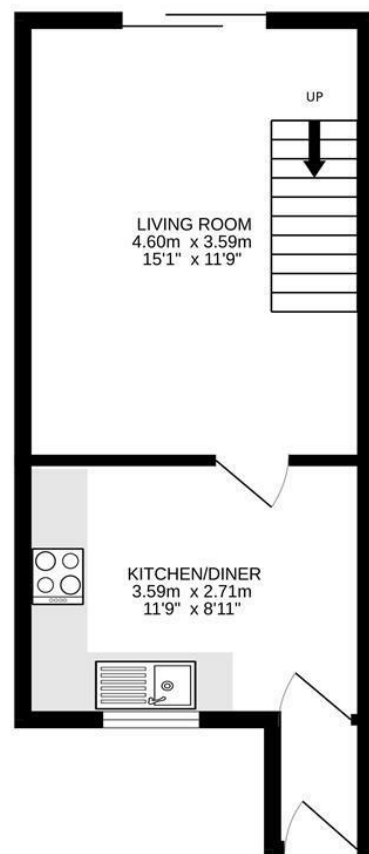
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

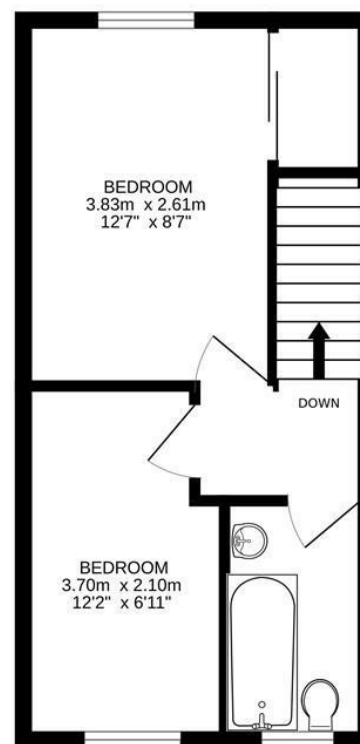
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



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