




Falmouth

A good sized end of terrace house
Three bedrooms, two reception rooms
Off road parking for several cars
Generous front and rear gardens
Spacious and flexible accommodation
Period features to include picture rails and fireplaces
Double glazing and gas central heating
Convenient for local amenities, schools and town centre
Ideal as a first home, next home or investment
To be sold with 'no onward chain'

**£295,000****ENERGY EFFICIENCY RATING
BAND C****29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN**
01326 311400
www.kimberleys.co.uk**REF: SK6965**

A spacious end of terrace home situated on this popular and convenient residential location within walking distance of local amenities, schooling and a longer stroll down the hill into Falmouth's bustling town centre.

The property has been recently re-plastered and re-decorated throughout with been laid with new flooring. The accommodation is well proportioned, is light and bright, offers great flexibility and comprises; three bedrooms, shower room and separate wc upstairs, whilst downstairs is a sitting room, dining room and kitchen. Outside, the property is set on a good sized plot and as such offers generous front and rear gardens with the rear gardens mainly laid to lawn and private. To the front there is a good sized lawned area and driveway. The property benefits from off road parking for several cars.

The house sits on Glasney Road within easy reach of a local convenience store and sub post office, fish and chip shop, barbers, bakery and Falmouth's Primary Academy. Close by is the Dracaena Centre where you can enjoy an outdoor gym and excellent community centre. Further down the hill is Falmouth Marina, the Upper Deck Restaurant and bar as well as Sainsbury's and Lidl supermarkets. A stroll down the hill will take you to Falmouth's vibrant high street and to the historic harbourside with a diverse range of local amenities, independent shops and retailers and the myriad of cafes, bars, restaurants and galleries. Local bus routes run nearby and rail links at Falmouth and Penmere take you to the neighbouring town of Penryn and on to Truro with mainline access to London Paddington.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Approached through the front garden, a pathway leads to the side of the property where a gentle slope takes you up to an obscure double glazed door leading to:

ENTRANCE HALL

High ceilings with superb triple floor-to-ceiling double glazed window to the side, coat hooks, radiator, turning staircase to the first floor landing with under stairs cupboard, doors leading to kitchen, sitting room and dining room.

SITTING ROOM 4.70m (15'5") x 3.63m (11'11") maximum measurements.

Double glazed French doors to the front leading out onto the front garden, a focal point fireplace being fully tiled to hearth, surround and mantle, TV aerial point, telephone point, radiator.



DINING ROOM 4.19m (13'9") x 2.97m (9'9") maximum measurements.

A dual aspect room with double glazed windows to the front and side, focal point fireplace with cast iron fire, wooden surround and mantle, radiator.



KITCHEN 5.44m (17'10") x 1.98m (6'6") narrowing to 0.94m (3'1)

Two double glazed windows to the rear overlooking the garden, part fitted kitchen with a selection of matching base units, work surfaces to two sides, inset single drainer ceramic sink unit with mixer tap, space for oven, space for refrigerator/freezer, space and plumbing for washing machine, wall mounted combination boiler for heating and hot water, obscure double glazed door to rear leading out onto the garden.



FIRST FLOOR LANDING

Turning staircase from entrance hall. Doors leading to bedrooms, bathroom and wc, hatch to loft, wooden floorboards.

BEDROOM ONE 4.04m (13'3") x 3.43m (11'3") maximum measurements.

Double glazed window to the front, picture rail, built-in storage cupboard, TV aerial point, radiator.



BEDROOM TWO 4.01m (13'2") x 2.57m (8'5") maximum measurements into alcove.

Double glazed window to the front, picture rail, radiator.



BEDROOM THREE 3.89m (12'9") x 2.29m (7'6") maximum measurements into alcove.

Double glazed window to the rear overlooking the garden, picture rail, built-in wardrobe, radiator.



SHOWER ROOM

Obscure double glazed window to the rear. The suite to comprise; double walk-in shower cubicle with integrated shower, pedestal wash hand basin, part tiled walls.

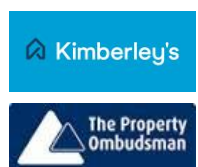


SEPARATE WC

Obscure double glazed window to the rear, low-level flush wc with tiled splash back.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



OUTSIDE

To the front, the gardens are of a good size and laid to lawn immediately adjacent to the property. This in turn leads to an area laid to tarmac providing off road parking for two/three cars. A pathway runs alongside the garden to the side of the house where a gentle slope takes you to the front door. The pathway continues around to the rear gardens.

REAR GARDEN

The rear garden is a generous space and offers a good degree of privacy, laid to hardstanding immediately adjacent to the property with outside water tap. The remainder of the garden is laid to lawn with some flowerbeds and borders, space and hardstanding for shed, fencing and hedging to boundary.



PARKING

To the front there is an area laid to tarmac providing off road parking for two/three cars.

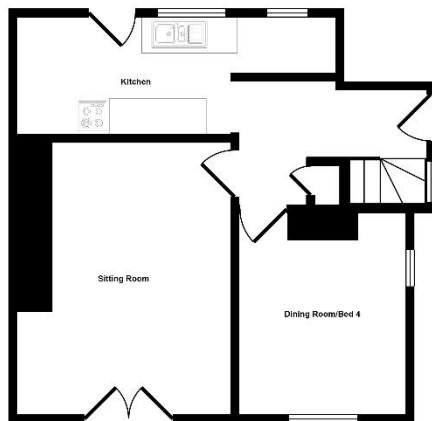
SERVICES All mains services are connected.

COUNCIL TAX Band B.

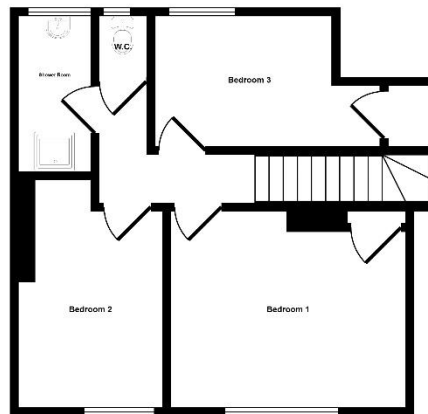
MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx Gross Internal Area
88 sq m / 916 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft



First Floor
Approx 43 sq m / 458 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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