



Falmouth

A delightful Gray Connolly semi
Set in a favoured cul-de-sac location
Being sold with 'no onward chain'
Plenty of potential for personalisation
Gas central heating, UPVC double glazing
Double glazed conservatory to the rear
Recently re-decorated internally and externally
Fitted kitchen, three bedrooms, bathroom/wc
Attached garage and driveway parking
Mature gardens to the front and rear
Pedestrian gate at rear of garden to Prislow Lane



Price: £365,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK6967



A great opportunity to own this three bedroom, (linked by a garage) semi-detached house which is set in a sought after cul-de-sac location on the outer fringes of this popular Boslowick development.

This Gray Connolly built semi-detached home follows a classic internal layout which continues to be popular with families looking for their next home. We are selling the property with 'no onward chain' and is perfect for someone looking for a swift purchase with no encumbrances.

The property has been recently re-decorated both internally and externally in neutral tones giving new owners a blank canvas and plenty of potential to personalise the house to their own particular tastes and requirements. Current features include gas fired central heating by radiators, UPVC double glazed windows, doors and conservatory to the rear.

The accommodation in brief includes; an entrance porch, reception hall, open plan lounge and dining room, fitted kitchen, conservatory across the rear of the house and on the first floor, three bedrooms and a bathroom/wc combined. Outside has an attached garage with driveway parking and mature gardens to the front and rear. To the foot of the rear garden there is a pedestrian gate that leads to Prislw Lane.

Boslowick Close is an ever popular and sought after residential location and conveniently placed for the town centre and sea front. There are many local amenities including convenience stores, the Boslowick parade of shops, petrol filling station and four primary schools all within walking distance too.

As our clients sole agent's we thoroughly recommend an immediate viewing to secure this property.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door with decorative motifs leading to:

ENTRANCE PORCH 2.03m (6'8") x 1.65m (5'5")

Having a double glazed window with quarry tiled sill overlooking the front gardens, hard wearing wood finish flooring, fitted shelf, stained wood and frosted glazed front door leading to:

RECEPTION HALL

With continued hard wearing wood finish flooring, double radiator, staircase to first floor, cloaks cupboard, multi-paned door leading to kitchen, second door leading to:



**LOUNGE/DINING ROOM 4.04m (13'3") x 3.05m (10'0")
DINING SECTION 3.05m (10'0") x 2.74m (9'0")**

A bright dual aspect and long reception room which has broad UPVC double glazed windows and vertical blinds overlooking the front aspect, radiator, coved cornicing, TV aerial point, serving hatch to kitchen, double glazed sliding door leading to:



CONSERVATORY 4.27m (14'0") x 2.44m (8'0")

A triple aspect conservatory with UPVC double glazed windows overlooking the gardens, monopitch tripolycarbonate roof, double radiator, ceramic tiled flooring, double opening doors leading to the garden.

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.





KITCHEN 2.59m (8'6") x 2.31m (7'7")

Having a double glazed window looking through the conservatory to the gardens. Equipped with a range of fitted wall and base units, wrap around roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit, open wall shelving, plumbing for dishwasher, space for gas cooker, louvre door under stairs storage cupboard, personal door to integral garage.



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

Double glazed window to the garden, access to loft space, cupboard housing Worcester gas central heating boiler (combi).



BEDROOM ONE 4.06m (13'4") x 3.05m (10'0") plus door recess.

A bright main bedroom overlooking the front garden and looking up the close and having a double radiator, coved cornicing, broad UPVC double glazed window.



BEDROOM TWO 3.05m (10'0") x 2.64m (8'8") plus door recess.

This bedroom enjoys a pleasant outlook over the rear gardens through a UPVC double glazed window, radiator, coved ceiling.



BEDROOM THREE 2.44m (8'0") x 2.36m (7'9")

Again, with UPVC double glazed window looking over the front garden and up the close, recessed shelving, coved cornicing, double radiator.



BATHROOM 2.36m (7'9") x 1.68m (5'6")

Replaced at some point and having a bright dual aspect with frosted UPVC double glazed windows to the side and rear aspect. A white suite comprising; panelled bath, easy-on hot and cold taps, thermostatically controlled Triton T70si electric shower, fully tiled wall and shower screen, low flush wc, mirrored bathroom cabinet, vinyl flooring, floor-to-ceiling linen cupboard with slatted shelving.



OUTSIDE

ATTACHED GARAGE 7.24m (23'9") x 3.15m (10'4")

A sizeable garage with up and over door, lighting and power, wall mounted electric consumer board, single drainer stainless steel sink unit set in work surface with single base cupboard under, double glazed window and door to rear, incorporated cloakroom with low flush wc and double glazed window. The garage is approached via a driveway with off road parking.

GARDENS

To the front of the house there are pleasant gardens offering a lawned area, well stocked flower borders with plants and shrubs including Azaleas and Camellias. The rear garden enjoys an open aspect and has a paved patio and pathway, lawn, raised rockeries well stocked with plants and shrubs and a wild flower border to the right hand side, timber garden shed, outside cold water supply, personal door to garage and pedestrian gate leading to Prislow Lane.



SERVICES Mains drainage, water, electricity and gas.

COUNCIL TAX Band C.

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.



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