



## Penryn

A delightful end of terrace home  
Considered ideal as a home or investment  
Being sold with the benefit of 'no onward chain'  
UPVC double glazed windows and doors throughout  
Gas fired central heating by radiators  
Sitting room, fitted kitchen/dining room  
Three double bedrooms, bathroom/wc (ground floor)  
Raised lawned gardens, useful block-built workshop/utility  
Close to the University and Penryn Station  
Suitable for cash buyers only



**Guide £220,000**

**ENERGY EFFICIENCY RATING – BAND D**

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK6977



We are delighted to offer as our clients appointed sole agents, this well presented and maintained end of terrace home which is set in an elevated location at Greenwood Crescent enjoying views back towards the University Campus and light woodland and within walking distance to local amenities, schooling, Penryn branch line station and Falmouth University (Tremough Campus).

This house is considered ideal as a family home or useful addition to an investor's rental property portfolio. Current features at the house include UPVC double glazed windows and doors, gas fired central heating by radiators, a focal point tiled fireplace and independent gas fire in the lounge, original painted internal doors and all floor coverings included in the sale.

The accommodation includes a spacious reception hall with staircase to first floor landing, bathroom and separate wc, generous sitting room, kitchen/dining room and on the first floor, three double bedrooms. Outside the property there are raised gardens to the front and medium sized gardens to the rear with a gently sloping lawn and a patio and a useful block-built workshop/utility room.

***As our clients sole agents, we thoroughly recommend an immediate viewing to secure this property.***

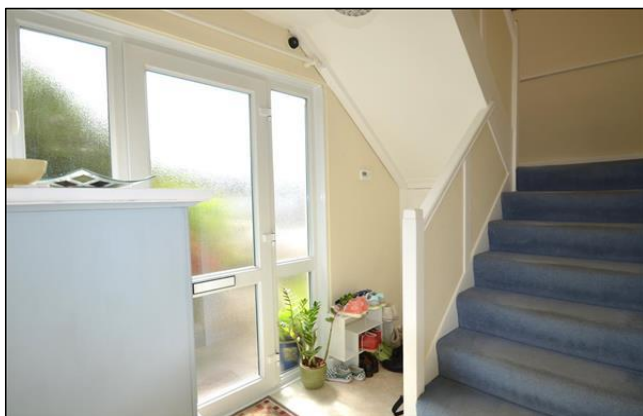
***Why not phone for a personal viewing today?***

**THE ACCOMMODATION COMPRISES:**

UPVC double glazed front door with matching side panel, both with frosted privacy panels to:

**SPACIOUS RECEPTION HALL**

With vinyl flooring, under stairs storage cupboard, radiator, turning staircase to first floor.



**SITTING ROOM 4.90m (16'1") x 3.20m (10'6")**

A delightful, bright reception room with a bank of three UPVC double glazed windows enjoying a pleasant outlook across towards the University and light woodland, a focal point original tiled fireplace with independent gas fire set on a raised hearth, double radiator, TV aerial point, fitted carpet, panelled internal door.



**KITCHEN/DINING ROOM 3.38m (11'1") x 2.69m (8'10") plus 1.04m (3'5") x 0.48m (1'7")**

A simple kitchen with single drainer stainless steel sink unit set on a double base cupboard, wrap around roll top work surface combining as a breakfast bar having ceramic tiling over and a single base cupboard below, radiator, electric cooker panel, deep storage cupboard, cloaks cupboard, large floor-to-ceiling storage cupboard, wall mounted Baxi gas central heating boiler, two recessed UPVC double glazed windows, both with roller blinds overlooking the rear courtyard, double glazed door with frosted privacy panels to outside, vinyl flooring, panelled internal door.

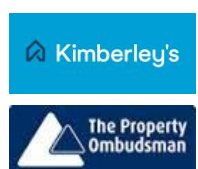


**DOOR FROM RECEPTION HALL TO:**

**LOBBY**

With vinyl flooring, frosted double glazed window, cloaks area, panelled internal door.

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.





### **BATHROOM 1.93m (6'4") x 1.85m (6'1")**

Of an irregular shape and with white suite comprising; panelled bath with chrome hot and cold taps, Triton thermostatically controlled electric shower and fully tiled surround, vinyl flooring, pedestal wash basin, chrome hot and cold taps, ladder style heated towel rail, frosted double glazed window, panelled internal door.

### **SEPARATE WC**

With high flush unit, frosted double glazed window, panelled internal door.

### **WIDE TURNING STAIRCASE FROM RECEPTION HALL TO:**

### **FIRST FLOOR LANDING**

With fitted carpet and UPVC double glazed window overlooking the side aspect, access to insulated loft space.

### **BEDROOM ONE 3.99m (13'1") x 3.28m (10'9")**

A generous main bedroom with double glazed windows enjoying a pleasant outlook to the rear aspect overlooking the garden, double radiator, fitted carpet, panelled internal door.



### **BEDROOM TWO 4.06m (13'4") x 3.20m (10'6")**

Having a radiator, fitted carpet, panelled internal door, large double glazed windows enjoying a pleasant outlook towards light woodland and University opposite, deep double fitted wardrobe cupboard with hanging space and shelving.



### **BEDROOM THREE 3.10m (10'2") x 2.26m (7'5")**

Again, with UPVC double glazed window, this time overlooking the side aspect, double radiator, fitted carpet, panelled internal door.



### **OUTSIDE**

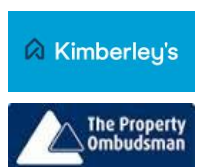
### **GARDENS**

To the front of the property there are raised lawned gardens and a concrete pathway leading past well stocked flowerbeds and the front door and continues around to the rear of the property. In the far corner sits a useful block built outbuilding measuring 3.81m (12'6") x 1.60m (5'3") internally and this is used as a utility room and store having lighting and power, plumbing for washing machine and two further storage areas both with doors. Steps from the rear pathway lead to a generous area of gently sloping lawn with hedgerow borders at the back and paved patio enjoying an elevated view across the houses towards light woodland and the University.

**SERVICES** Mains drainage, water, electricity and gas.

**COUNCIL TAX** Band A.

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### **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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