



Falmouth

A well presented end of terrace home
Popular residential location near town
Ideal as a home or investment property
UPVC double glazed windows and doors
Gas central heating by radiators
Spacious sitting room overlooking the front aspect
Re-fitted kitchen/dining room with oven and hob
Two bedrooms (both with wardrobes), modern bathroom/wc
Detached garage in a block close by
Delightful sunny gardens and patio



Guide £275,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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REF: SK6993



We are delighted to offer as our clients sole agents, this well presented, end of terrace two bedroom home which is set in a highly regarded location at Conway Road, within easy reach of local schooling, shops at Boslowick, the town centre, the beaches and good transport by road to Truro and the surrounding area.

The house is considered ideal as a permanent home or an additional to an investors letting portfolio as the property has been successfully let by our client for a number of years.

The property has features including UPVC double glazed windows and doors, gas central heating by radiators (serviced May 2024), hard wearing wood finish flooring to the ground floor and carpeting to the first floor and white panelled internal doors.

The accommodation includes a reception hall, sitting room, full width kitchen/dining room at the rear, two bedrooms (both with generous built-in wardrobe cupboards) and a re-modelled bathroom/wc in white. Outside the property there are open plan gardens to the front and side and at the rear, a delightful sunny enclosed garden with paved patio.

An early viewing is essential to secure this delightful home.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door to:

ENTRANCE PORCH

Having an electric meter cupboard, fitted carpet, coat hooks, white panelled internal door leading to:

SITTING ROOM 4.27m (14'0") x 4.27m (14'0") including stairs.

A bright sitting room with two large double glazed windows, both with Venetian blinds overlooking the front aspect with views across to light woodland opposite, TV aerial point, hard wearing wood finish flooring, double radiator, staircase to first floor, under stairs storage recess, white panelled internal door to:



KITCHEN/DINING ROOM 4.27m (14'0") x 2.64m (8'8")

Another bright room which gets plenty of afternoon sun through a UPVC double glazed window with roller blind in the kitchen section and double glazed door with matching side panel overlooking and leading to the garden in the dining area. The kitchen is equipped with a range of matching wall and base units in white, brushed steel handles, granite effect work surfaces and white metro tiling over, Franke composite single drainer sink unit with swan neck mixer tap and cutlery drainer alongside, electric four-ring hob and single fan assisted oven in adjacent housing, space and plumbing for washing machine, continued hard wearing wood finish flooring, double radiator, inset ceiling spotlights, cupboard housing gas central heating boiler.



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.





BEDROOM TWO 2.87m (9'5") x 2.34m (7'8")

Having a fitted carpet, white panelled internal door, deep walk-in storage cupboard with hanging space, radiator, double glazed window and Venetian blind overlooking the rear garden.



BATHROOM 1.83m (6'0") x 1.68m (5'6")

Re-modelled with a white suite comprising; panelled bath with contemporary chrome mixer tap, chrome mixer shower and fully tiled surround, low flush wc, china wash hand basin set on a white vanity unit and white metro tiling over, fitted mirror, ladder style heated towel rail, frosted double glazed window, white panelled internal door.

STAIRCASE FROM SITTING TO:

FIRST FLOOR LANDING

Airing cupboard with slatted shelving and small radiator, access to insulated loft space.

BEDROOM ONE 3.25m (10'8") x 3.20m (10'6")

A bright main bedroom with lovely views to light woodland opposite through two UPVC double glazed windows again, both with Venetian blinds, double radiator, fitted carpet, white panelled internal door, second door to LARGE WALK-IN WARDROBE 1.60m (5'3") x 0.91m (3'0") with hanging space and shelving, telephone point.



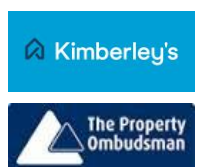
OUTSIDE

GARAGE 4.75m (15'7") x 2.59m (8'6")

Located within a block at the end of the terrace. With up and over door.

There is a first come, first served parking alongside the garage.

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GARDENS

To the front of the property there are wrap around gently sloping lawns, two fabulous hydrangeas and roses in a flowerbed on the other side of the pathway. At the rear of the house there are delightful sunny gardens with a paved patio area, steps to a gently sloping lawn, flowerbeds with plants and shrubs including camellias and hydrangeas and a second small patio in the top corner. There is also a locking side gate giving access to the roadside.



SERVICES

Mains drainage, water, electricity and gas.

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.

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