



## Falmouth

An older style semi-detached house  
Conveniently located close to town centre and harbourside  
Considered ideal as a home or as an investment  
Recently redecorated and new fitted carpets  
Two good reception areas, three bedrooms  
Fitted kitchen with appliances, Bathroom/wc  
Enclosed rear garden, unrestricted on road parking  
Present distant water views to Carrick Roads  
Gas central heating, UPVC double glazing  
Sold with the benefit of 'no onward chain'



**Guide £325,000**

**ENERGY EFFICIENCY RATING  
BAND D**

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REF: SK7045



An ideal opportunity to own this semi-detached house which is set within walking distance to local amenities, and the town centre, bowling green, Falmouth's famous seafront and beaches plus various educational facilities too.

The house is being sold with no onward chain and still retains some character with picture and dado rails, panelled internal doors with Bakelite handles and two open tiled fireplaces of the period. Our clients' have just refreshed the interior decoration and laid new quality carpets giving potential new owners the chance to move into the house and live straight away.

Current features include gas fired central heating by radiators, UPVC double glazed windows, two open fireplaces and a fitted kitchen with appliances.

The well proportioned accommodation is versatile and includes on the ground floor, entrance hall, sitting room, full width dining room and a fitted kitchen. On the first floor there are three bedrooms and a modern bathroom. Outside at the front of the property there is a small walled garden and to the rear fully enclosed gardens and a useful basement store. The property also enjoys distant water views across Penryn River to Trefusis Head and Carrick Roads from the rear bedroom.

Norfolk Road is located in the heart of Falmouth's Victorian area and is just a short walk away from the town and harbourside and is ideally situated and convenient for its myriad of cafes, bars, restaurants and public houses. Close by is King Charles and Marlborough infant and junior schools plus Falmouth's secondary school is situated on Trescobeas Road. Falmouth University, Wood Lane Campus is close by. A regular bus services departs The Moor and a nearby train station at The Dell provides a direct link to the cathedral city of Truro and onwards from there to mainline Paddington.

***As the vendors sole agents, we thoroughly recommend an early appointment to view this semi-detached home.***

Approached through a courtyard garden at the front, a pathway leads to a covered from door leading through to:

#### **ENTRANCE VESTIBULE**

Part obscure double glazed door to the front providing access, cupboard housing consumer unit, dado rail, opening to entrance hall.

#### **ENTRANCE HALL**

Doors leading to sitting room and dining room, stairs rising to first floor landing with under stairs storage cupboard, new fitted carpet, dado rail, picture rail, radiator, telephone point.

#### **SITTING ROOM 4.83m (15'10") x 3.12m (10'3") maximum measurements.**

A bright reception room with recessed double glazed window overlooking the front aspect, a focal point open fireplace with tiled hearth and surround and wooden mantle, new fitted carpet, radiator, picture rail, panelled internal door with Bakelite handle.

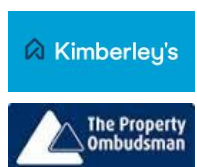


#### **DINING ROOM 4.75m (15'7") x 3.45m (11'4")**

Double glazed window to the rear overlooking the garden, feature tiled fireplace with slate hearth, surround and mantel, new fitted carpet, dado rail, picture rail, TV aerial point, radiator, doorway through to kitchen.



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 3.23m (10'7") x 2.18m (7'2")**

Dual aspect with double glazed windows to the side and rear. The kitchen is fitted with a selection of base and wall mounted units, roll edge work surfaces to three sides with splash back tiling, inset single drainer stainless steel sink unit, inset four-ring electric hob with oven under and concealed cooker hood over, space for refrigerator/freezer, space and plumbing for washing machine, wall mounted extractor fan, radiator, wall mounted Ideal combination boiler, spotlights on tracking, vinyl flooring, double glazed door to side leading to the rear garden, hatch to roof void.



### **FIRST FLOOR LANDING**

Stairs rising from the entrance hall, new fitted carpet, doors leading to bedrooms and bathroom, sky light.

### **BATHROOM 2.08m (6'10") x 1.80m (5'11")**

Opaque double glazed window to the rear. With a white suite comprising, handled and panelled bath, Mira Go thermostatically controlled electric shower, fully tiled surround and glass screen, pedestal wash hand basin and low-level flush wc, fully tiled walls on two sides, radiator, extractor fan, frosted double glazed window, vinyl flooring, white panelled internal door.



### **BEDROOM ONE 4.32m (14'2") x 2.79m (9'2")**

Double glazed window to the front aspect, new fitted carpet, radiator, picture rail, white panelled internal door.



### **BEDROOM TWO 2.79m (9'2") x 2.62m (8'7") Plus 1.35m (4'5") x 0.91m (3'0").**

Having double glazed window to the rear aspect enjoying delightful far reaching views to the Penryn River, Trefusis Head, Carrick Roads and beyond, new fitted carpet, panelled internal door.

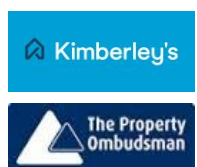


### **BEDROOM THREE 2.57m (8'5") x 1.80m (5'11") plus door recess 1.60m (5'3") x 0.86m (2'10")**

Double glazed window to the front, radiator, picture rail, new fitted carpet, panelled internal door with Bakelite handle.



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## OUTSIDE

To the front is a low maintenance courtyard garden with low walling and a pathway providing access to the covered porch and the front door. To the rear, steps lead down from the kitchen to the rear garden which is laid to paving and hardstanding immediately adjacent to the property. A step down to a wooden door provides access to the basement under the house which is ideal for storage. The remainder of the garden is laid mainly to lawn with flowerbeds and borders, brick walling to boundary, outside water tap, pedestrian gate provides access.



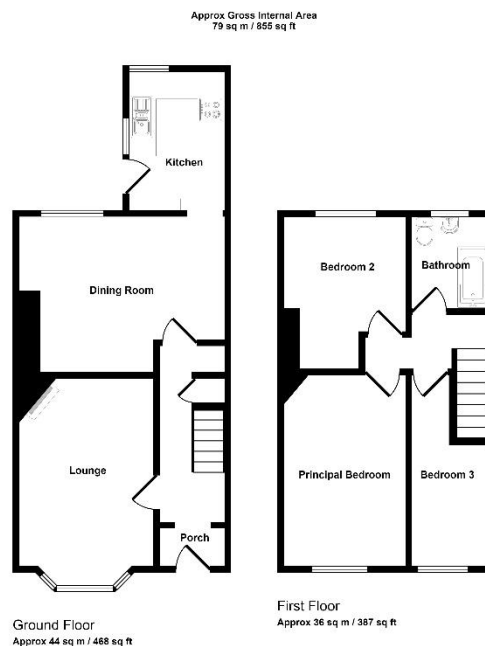
**SERVICES** All mains services are connected.

**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.

## FLOORPLAN



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 Macia Snappy 360.



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