



## Falmouth

An end of terrace house  
Ideal as a home or investment opportunity  
In need of cosmetic refreshment  
Sitting room, kitchen, three bedrooms  
Downstairs bathroom  
Of street parking, enclosed front gardens  
Convenient location on the outskirts of town  
UPVC double glazing  
Solely owned solar panels  
Class B Mundic Test (cash purchasers only)



**Guide £170,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND F**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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

REF: SK7074



An ideal opportunity to purchase this two bedroom, end of terrace property, conveniently positioned for good access to the bustling town centre with the facilities that Falmouth has to offer.

The property requires some renovation work and cosmetic refreshment in places and has accommodation in brief comprising; kitchen, large lounge and bathroom on the ground floor and to the first floor, two bedrooms (previously three) that could be reverted back depending on your own requirements. Outside the property, there are lawned gardens to the front, side and rear plus off road parking facilities.

Bowles Road is located off Old Hill, behind North Parade and front the Penryn River, Falmouth Marina and The Upper Deck Restaurant. McDonalds and Sainsburys and Lidl supermarkets are just a short walk away.

The property would be ideal for those wanting to purchase a property to put their own 'stamp' on it and is being sold with the benefit of 'no onward chain.'

**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:**

#### **UPVC DOUBLE GLAZED FRONT DOOR WITH MATCHING SIDE PANEL TO:**

**ENTRANCE HALL** Door leading to:

#### **SITTING ROOM 3.40m (11'2") x 4.78m (15'8")**

Dual aspect UPVC double glazed windows overlooking the front and rear of the property, feature tiled fireplace with back boiler that heats the hot water, polystyrene ceiling tiles, pendant light, enclosed storage cupboard housing hot water tank.



#### **BATHROOM 1.65m (5'5") x 2.21m (7'3")**

Opaque window overlooking the rear garden, central ceiling light, enclosed shower unit with electric shower, tiled surround and glazed screen to dado height, pedestal wash hand basin with chrome hot and cold taps, low-level flush wc, mirrored bathroom cabinet.

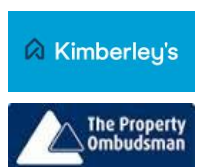


#### **KITCHEN 1.80m (5'11") x 4.95m (16'3")**

Triple UPVC double glazed windows and rear UPVC double glazed back door that leads to the rear garden and parking. The kitchen is in need of modernisation, fitted gas cooker (not tested), base cupboards with work top, stainless steel spotlights on tracking, wood effect panelled walls.



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.





**STAIRCASE FROM HALL TO FIRST FLOOR LANDING,**  
access to:

**BEDROOM ONE 2.67m (8'9") x 4.90m (16'1")**

Triple aspect aluminium framed windows with far reaching views, central pendant light, vinyl flooring, four-panelled wooden door.



**BEDROOM TWO 2.36m (7'9") x 4.14m (13'7")**

Aluminium framed window overlooking the front aspect and far reaching views, central pendant light, enclosed storage cupboard four-panelled wooden door.



**BEDROOM THREE 2.44m (8'0") x 2.41m (7'11")**

Open from bedroom two. UPVC double glazed window, low-level flush wc, corner wash basin, pendant light wooden floorboards, four-panelled wooden door.



**GARDENS**

The property is accessed via a wrought iron gate with concrete posts either side and concrete pathway leading to the front door. Either side of the path the gardens are laid to lawn and these gardens extend to the side and rear of the property. A pathway leads around to the back where you will find an off road parking space.

**COUNCIL TAX** Band B.

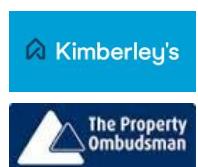
**MONEY LAUNDERING**

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.

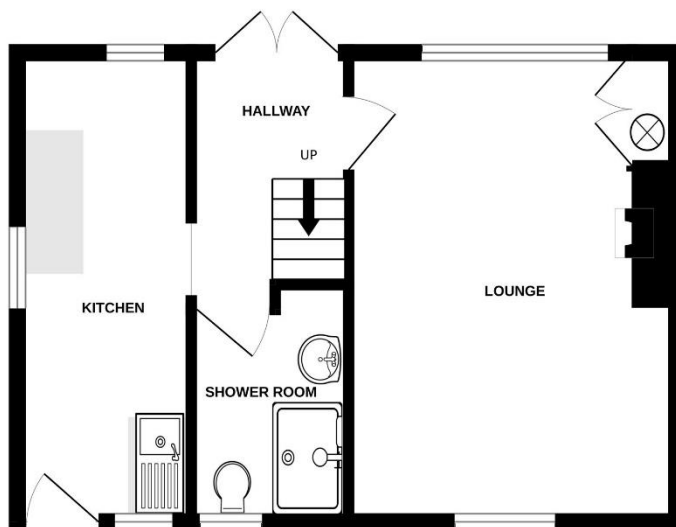
**AGENTS NOTE**

The property has a Class B Mundic Report and therefore is available to 'Cash Purchasers Only'.

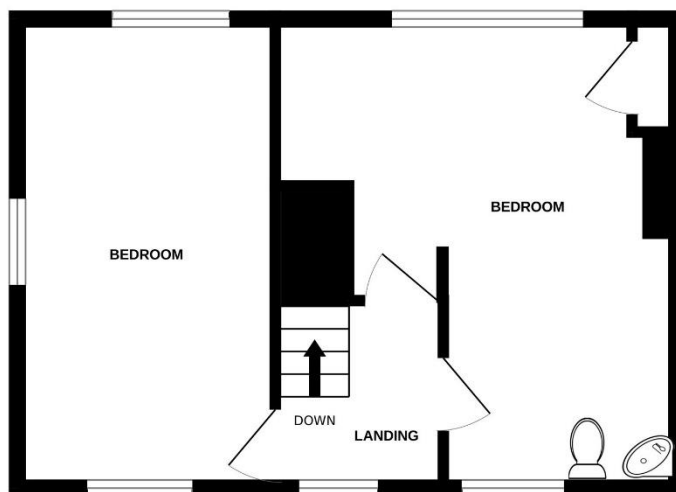
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GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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