



Falmouth

A mid terrace family home
Dual aspect lounge/dining room
Spacious fitted kitchen in light oak
Contemporary ground floor shower room
Lean-to conservatory to the rear
Off road parking facilities for two cars
Front terrace with balustrade rail
Rear garden with access to rear service lane
UPVC double glazing (where stated), gas central heating
Convenient residential location

£275,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

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www.kimberleys.co.uk

REF: SK7279



An ideal opportunity to own this well maintained, three bedroom terraced house, set in a convenient location close to local amenities and just a short walk from Falmouth Yacht Marina and Falmouth town centre.

The property has enjoyed the same ownership for over 30 years and has been lovingly cared for during our vendors occupation.

Benefiting from UPVC double glazing (where stated) and gas central heating, this lovely home has accommodation in brief comprising; open plan entrance hall/kitchen, a dual aspect lounge/dining room, a lean-to conservatory to the rear and a modern shower room/wc to the ground floor. To the first floor there are three good sized bedrooms with the principal being dual aspect. Outside the property there is driveway parking for two cars and steps leading to a terrace which is ideal for sitting out and relaxing. To the rear there is an area of concrete paving with a step and path leading to the rear service lane and two areas laid to Astro Turf and timber decking.

As our vendors sole agents we highly recommend an early appointment to view.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

From the tarmac driveway parking area, steps with Astro Turf leads to a terrace that is also laid to Astro Turf and enclosed by a wood balustrade.

WHITE HALF GLAZED COMPOSITE FRONT DOOR WITH LEADED LIGHT INSERTS AND CANOPY OVER LEADS TO:

OPEN PLAN HALL/KITCHEN 3.61m (11'10") x 1.93m (6'4") plus 2.49m (8'2") x 1.83m (6'0")

With small UPVC double glazed windows either side of the door overlooking the front, small UPVC double glazed window to the rear. Fitted with a range of light oak effect wall and base units with black marble effect roll top work surfaces over, inset Hisense electric cooker with Beko electric hob over, inset black composite sink with chrome mixer tap, space and plumbing for washing machine and tumble dryer, two radiators, meter cupboard, inset ceiling spotlights, space for tallboy refrigerator/freezer, vinyl flooring, under stairs storage, panelled door to bathroom, bi-fold patterned glass door to lounge, UPVC half glazed door to the rear garden.



SHOWER ROOM 2.11m (6'11") x 1.65m (5'5") into shower cubicle.

Double shower cubicle with wall mounted chrome control panel, hand shower and drench shower head, chrome ladder style heated towel rail, grey base cupboards with white stone surface and incorporated inset sink with chrome waterfall mixer tap, concealed cistern low flush wc, panelled ceiling, inset ceiling spotlights, ceramic tiled walls with inset mirror (above the sink) and ceramic tiled flooring,



LOUNGE/DINING ROOM 4.85m (15'11") x 2.95m (9'8")

Dual aspect with UPVC double glazed window overlooking the front, feature marble fireplace with hearth and surround, inset electric fire and mood lighting, original panelled storage cupboard into recess, TV aerial point, ceiling light with fan, laminate wood effect flooring, UPVC double glazed French doors to:



LEAN-TO CONSERVATORY 4.22m (13'10") x 2.03m (6'8")

Lean-to conservatory single glazed on two sides, fully glazed UPVC double glazed door to the rear, single cupboard with worktop over, space for appliances.

FROM THE ENTRANCE HALL/KITCHEN, CARPETED STAIRCASE WITH WOODEN HANDRAIL LEADS TO:

FIRST FLOOR LANDING

Small UPVC double glazed window overlooking the rear, white panelled doors to all bedrooms, flush ceiling light, loft hatch.

**BEDROOM ONE 4.90m (16'1") x 2.59m (8'6")
measured into bed recess.**

Dual aspect with UPVC double glazed windows to front and rear, two built-in mirror fronted wardrobe cupboards with bed recess and overhead storage, coved ceiling with ceiling fan, built-in full height storage cupboard, radiator, carpet.



BEDROOM TWO 3.23m (10'7") x 2.31m (7'7")

Wide UPVC double glazed window to the front, coved ceiling, ceiling light with fan, wood effect laminate flooring, TV aerial point, radiator.



BEDROOM THREE 2.44m (8'0") x 2.49m (8'2") UPVC double glazed window overlooking the rear, wood effect laminate flooring, radiator, wood corner shelves, pendant ceiling light.



OUTSIDE

FRONT GARDEN There are two tarmacadam parking spaces (side-by-side) with a feature raised flowerbed to the left with stone chippings and interspersed with a selection of bedding plants. From here there are steps that lead up to a sun terrace laid to Astro Turf and a wall mounted cold water supply. An ideal place to sit out and relax.



REAR GARDEN

Accessed from the conservatory or back door, there is an area laid to concrete with an outside cold water supply and a step up and path to the timber gate that gives access to the service lane. There is a small area of Astro Turf with the rest of the garden laid to decking. To the right hand side there is an area ideal for garden storage facilities and to the rear, a large pergola with a canopy providing a great space to entertain you family and friends. In the far corner there is a metal storage shed. The garden is enclosed by painted brick walling to one side and to the other closed timber fencing.



SERVICES All mains services 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.



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.

