Laskowski &Co



88 Acacia Road, Falmouth, TR11 2LA

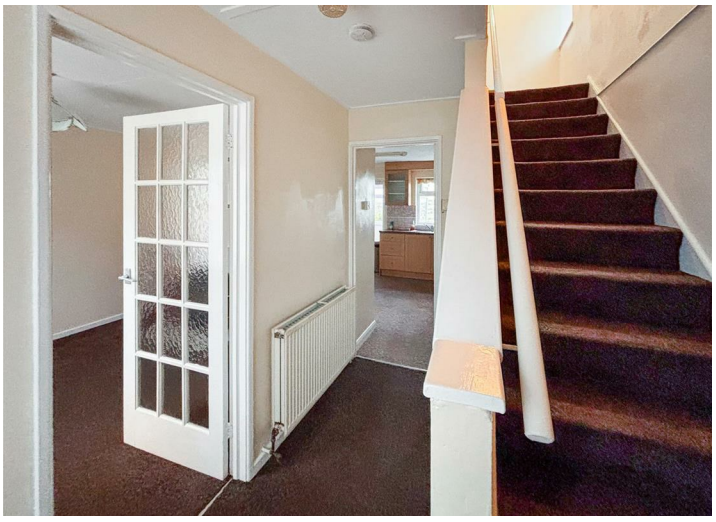
Guide Price £200,000

Set within an elevated position with far-reaching river views, a 2 double bedroom end of terrace property, offering much scope for improvement, with features including a conservatory to the rear enjoying the countryside and river views, a lawned rear garden, outbuilding/store, gas central heating and no onward chain. Viewing highly recommended!

Key Features

- End of terrace house
- 2 double bedrooms with built-in storage
- Well tended rear garden with patio and side access
- No onward chain
- Broad kitchen/diner with conservatory access
- Adapted wet room with accessible features
- Precast Reinforced Concrete (PRC) Certificate - now suitable for lending purposes
- EPC rating C











THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a flight of gently descending steps with handrails leads to a raised front entrance with mellow stone paving. Part obscure glazed front door.

ENTRANCE HALLWAY

A welcoming hall with staircase rising to the first floor. Under-stair storage cupboard housing electrical consumer unit and meter. Wall mounted Drayton heating thermostat, ceiling light, radiator. Obscure multi-pane glazed doors leading to the kitchen/dining room and living room respectively.

LIVING ROOM

A nicely proportioned, light filled reception room with broad double glazed window to the front aspect. Central fireplace with tiled hearth and backsplash housing a gas lit fire, flanked by recesses to either side. Radiator, BT Openreach telephone and internet point, TV aerial point.

KITCHEN/DINING ROOM

A broad room with plentiful natural light and a superb outlook via a double glazed rear window over the garden and the Penryn River towards the fields of Flushing/Bissom. Sliding doors to the rear conservatory.

KITCHEN AREA

Fitted in an L-shaped arrangement with beechwood-effect units above and below granite-effect worksurfaces. Stainless steel one and a half bowl sink with drainer and mixer tap; mosaic tiled splashback. Freestanding space and plumbing for washing machine, space for electric oven with grill and four-ring gas hob above, built-in concealed extractor fan. Tall cupboard housing the Worcester combination boiler providing domestic hot water and central heating. Strip lighting, radiator, carpeted flooring. Double glazed window to the rear aspect enjoying delightful views over the well maintained garden and river beyond.

DINING AREA

Ample space for table and chairs. Radiator, strip lighting, sliding doors leading to the:-

CONSERVATORY

uPVC double glazing to three sides under a polycarbonate roof. Tile-effect flooring, part glazed uPVC rear door to the garden. Fantastic outlook over the well tended rear garden, river, and rolling fields beyond.

FIRST FLOOR

LANDING

Loft hatch, ceiling light, slimline double glazed window to the side elevation. Panel doors give access to the bedrooms and wet room.

BEDROOM ONE

A generously sized double bedroom to the front with a double glazed window providing an elevated outlook over Acacia Road. Radiator, ceiling light, deep recess offering useful space for furniture. Built-in cupboard with slatted shelving providing excellent storage.

BEDROOM TWO

A bright double bedroom to the rear, enjoying impressive views over the Greenbank and Old Hill areas of Falmouth, including Falmouth Marina and the Penryn River, with the rolling fields of Bissom and Flushing in the distance. Ceiling light, radiator, built-in cupboard with hanging rail and useful storage.

WET ROOM

Thoughtfully adapted for accessible living, comprising white sanitaryware including dual flush WC and wall mounted wash hand basin, open shower area with waist height screening for convenience and ease of movement, fitted handrails, Mira Advance electric shower. Fully tiled walls, ceiling light, extractor fan, radiator with towel rail over, water-resistant flooring, recessed obscure glazed window to the side elevation.

THE EXTERIOR

REAR GARDEN

A well maintained garden gently descends and narrows, enclosed by mature boundaries with deep hedging. A patio terrace is set to the bottom of the garden, ideal for seating and enjoying the outlook across the Penryn River towards rolling fields beyond. Side return with garden gate providing access. Garden store.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas, and drainage. are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band A - Cornwall Council.

AGENT'S NOTE

There is access leading from a neighbouring property for emergency use only, over the rear of the garden via the side passageway (specific property number to be confirmed). A PRC Certificate is a document issued by a qualified structural engineer which proves a precast reinforced concrete (PRC) property has undergone licensed structural repairs to meet mortgage lender standards.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



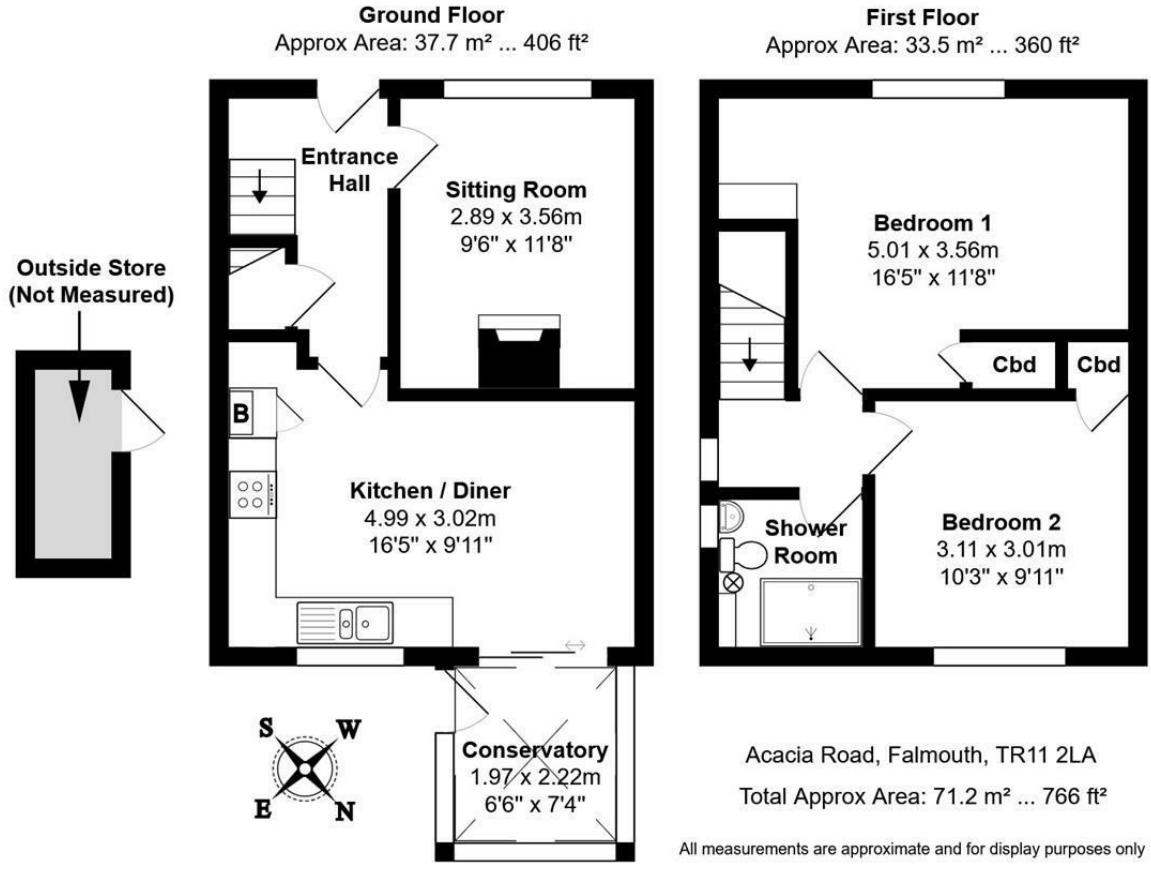








Floor Plan


Ground Floor
Approx Area: 37.7 m² ... 406 ft²
First Floor
Approx Area: 33.5 m² ... 360 ft²
Outside Store
(Not Measured)
Entrance
Hall
Sitting Room
2.89 x 3.56m
9'6" x 11'8"
B
Kitchen / Diner
4.99 x 3.02m
16'5" x 9'11"
Conservatory
1.97 x 2.22m
6'6" x 7'4"
S
W
E
N
Bedroom 1
5.01 x 3.56m
16'5" x 11'8"
Cbd
Cbd
Shower
Room
Bedroom 2
3.11 x 3.01m
10'3" x 9'11"
Acacia Road, Falmouth, TR11 2LA
Total Approx Area: 71.2 m² ... 766 ft²
All measurements are approximate and for display purposes only