



,Penryn

A middle terrace house
Set in a small cul-de-sac
Popular location off Green Lane
Close to the university, schools, station and town centre
Ideal as a home or investment
Gas fired central heating by radiators
Double glazed windows and doors
Lounge/dining room, fitted kitchen
Two double bedrooms, bathroom/wc
Enclosed gardens, residents parking

Guide £215,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

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REF: SK7343



A chance to own this two bedroom, middle terrace home which is set in a small cul-de-sac on this popular Alderwood Parc development, just off Green Lane at the top of Penryn town centre.

The house is ideal for first time buyers entering the market and also could be of interest to investors looking to add to their property portfolio.

The house has been successfully let and is therefore now being sold with the benefit of 'no onward chain.'

Features include gas fired central heating by radiators, a combination of sealed unit and UPVC double glazed windows and doors, hard wearing wood finish flooring and a fitted kitchen with oven and hob.

Alderwood Parc is set in an elevated location just off Green Lane and is conveniently located within walking distance of local amenities, Penryn College and Junior School, Falmouth University (Tremough Campus) and Penryn Railway Station. The main town centre is a downhill stroll and offers a range of local facilities including a convenience store, post office, public houses and restaurants. The nearby harbour town of Falmouth is some three miles away and the cathedral city of Truro is further afield.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door to:

ENTRANCE PORCH 1.02m (3'4") x 0.99m (3'3")

With coat hooks, wall mounted consumer box, mat well, painted and glazed door to:

LOUNGE/DINING ROOM 5.05m (16'7") x 3.73m (12'3")

With hard wearing wood finish flooring, sealed unit double glazed window overlooking the front, radiator, two ceiling drop lights, TV aerial point, staircase to first floor. Door to:



KITCHEN/BREAKFAST ROOM 3.53m (11'7") x 2.26m (7'5")

Equipped with a range of matching wall and base units in high gloss white, wrap around wood effect work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit, four-ring stainless steel gas hob and single fan assisted oven under, double radiator, ceramic tiled flooring, Vaillant gas central heating boiler, deep under stairs storage cupboard, plumbing for washing machine, space for tallboy refrigerator/freezer, double glazed window and door to outside.



STAIRCASE FROM LOUNGE/DINING ROOM TO:

FIRST FLOOR LANDING With radiator.

BEDROOM ONE 3.38m (11'1") x 2.90m (9'6") measured into recess.

With built-in wardrobe cupboard, hard wearing wood finish flooring, radiator, sealed unit double glazed window overlooking the front aspect with partial country views in the distance, panelled internal door.



BEDROOM TWO 3.56m (11'8") x 2.08m (6'10")

UPVC double glazed window overlooking the rear garden with country views in the distance, hard wearing wood finish flooring, radiator, central ceiling drop light, panelled internal door.



BATHROOM

With a white suite comprising; panelled bath with chrome mixer tap, shower attachment and panelled surround, pedestal wash basin with chrome hot and cold taps, low flush wc, extractor fan, hard wearing wood finish flooring, panelled internal door.



OUTSIDE

To the front of the property there are small gardens with a pathway leading to the front door and lawned area to the left hand side. To the rear of the house there are enclosed gardens with lawn, well stocked flower borders and fence on either side and a pedestrian gate leading to the road behind.



PARKING

There is a residents parking area within the close. This is on a 'first come, first served basis'.

COUNCIL TAX Band B.

SERVICES Mains drainage, gas and electricity.

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.

