

FOR SALE



Oakfield Road, Falmouth
Guide Price £150,000


MARTIN&CO

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- Three-bedroom semi-detached home
- Excellent potential to modernise and add value
- Generous front and rear gardens
- Vacant possession
- Cash purchase only – Cornish Unit construction

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An excellent opportunity to acquire this spacious three-bedroom semi-detached home, offering generous front and rear gardens. Having been a successful rental property for many years, the house now presents an ideal refurbishment opportunity for another investor or a family. The property offers well-proportioned accommodation throughout and would now benefit from a programme of modernisation.

Constructed as a Cornish Unit, the property is non-mortgageable and is therefore available to cash purchasers only. With excellent outside space, scope for improvement, and a convenient location close to local schools, amenities and transport links.



Freehold

Services - Mains Gas, Electricity, Water, Drainage are connected to the property.

Gas fired central heating

Council Tax - Band B

EPC – D

Key Features:

Cash purchase only – Cornish Unit construction

Three-bedroom semi-detached home

Previously a successful rental investment

Excellent potential to modernise and add value

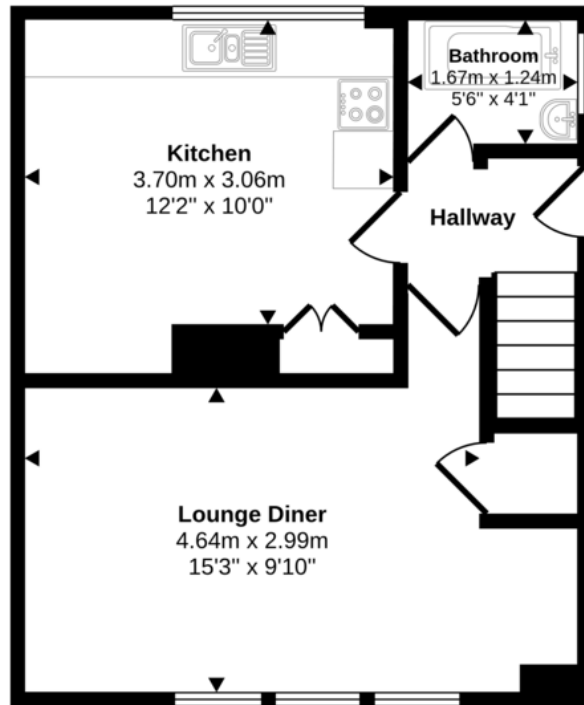
Generous front and rear gardens

Close to schools, amenities and transport links

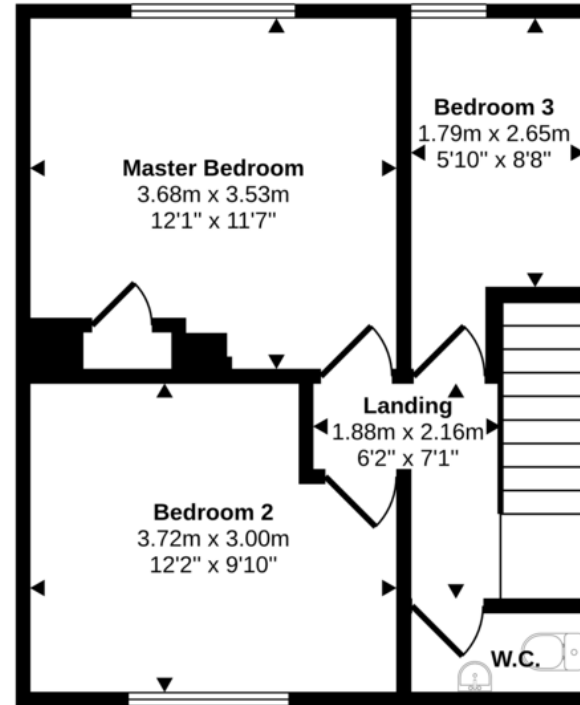
Vacant possession



Approx Gross Internal Area
75 sq m / 806 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft



First Floor
Approx 38 sq m / 405 sq ft

Martin & Co Falmouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.