



25 Conway Road, Falmouth, TR11 4JZ

Guide Price £295,000 Freehold

We are pleased to offer as our clients sole agents, this extended two bedroom semi-detached bungalow which is set in a popular residential location at Conway Road, backing onto light woodland at Tregonigge and also situated on a circular bus route taking you to Falmouth's bustling town centre.

- An extended semi-detached bungalow
- In need of some cosmetic refreshment
- Large double glazed conservatory
- Two bedrooms, shower room/wc
- Detached garage and tandem driveway parking
- Popular residential location
- Gas central heating, UPVC double glazing
- Sitting room, fitted kitchen in white
- South West facing gardens backing woodland
- Energy Efficiency Rating - Band D

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

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The bungalow comes to the market with the benefit of 'no onward chain' and offers a motivated purchaser the chance to conduct a swifter purchase and completion.

The property is in need of some cosmetic refreshment and has features including UPVC double glazed windows, doors and a large dining conservatory at the rear and gas central heating by radiators.

The accommodation in brief includes an entrance porch, lounge, fitted kitchen, two bedrooms, a shower room/wc and a large dining conservatory across the rear of the property.

Outside, there is a detached garage approached by a long driveway with multiple tandem parking facilities, a terraced paved patio garden at the front and to the rear, a South West facing garden which has a full width paved patio and lawn backing onto light woodland at Tregoniggle.

THE ACCOMMODATION COMPRISES:

FROSTED DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE PORCH

With wall mounted electric wall heater, mat well, six-panelled internal door leading to:

LOUNGE - 4.17m x 3.4m (13'8" x 11'2")

Having a bright dual aspect with broad UPVC double glazed window with sun blind overlooking the front and side aspect, double radiator, coved cornicing, a focal point fireplace (for show only) and electric fire, TV aerial point, door to:

INNER HALLWAY AND SECOND DOOR TO BEDROOM ONE

INNER HALLWAY

With panelled door to bedroom two, the kitchen and shower room, airing cupboard with lagged copper cylinder, immersion and slatted shelving.

SHOWER ROOM/WC - 1.91m x 1.73m (6'3" x 5'8")

With a white suite comprising; corner fully tiled shower cubicle, Mira thermostatically controlled electric shower and screening, wall mounted China hand wash basin set on a vanity unit, mirrored bathroom cabinet, low flush wc, hard wearing wood finish flooring, radiator.

FITTED KITCHEN - 3.2m x 2.49m (10'6" x 8'2")

Fitted with a range of wall and base units with work surfaces and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit with chrome swan neck mixer tap, space for dishwasher, gas hob with stainless steel and glass extractor hood over, built-in electric oven, plumbing for washing machine, ceiling spotlights, UPVC double glazed door to:

DINING CONSERVATORY - 5.94m x 2.26m (19'6" x 7'5") plus 2.74m x 1.57m (9'0" x 5'2")

A delightful addition to the property by a previous owner. P-shaped with UPVC double glazed windows and doors, pitched tripolycarbonate roofing, fitted carpet and a pleasant vista and access to the South West facing rear gardens.

BEDROOM ONE - 4.04m x 2.79m (13'3" x 9'2")

With broad UPVC double glazed window overlooking the front aspect, Vertical blinds, double radiator, fitted carpet, six-panelled internal door.

BEDROOM TWO - 2.59m x 2.49m (8'6" x 8'2")

With double glazed window enjoying a lovely outlook through the conservatory to the gardens and woodland beyond, double radiator, coved cornicing, fitted carpet, six-panelled internal door.

OUTSIDE

From Conway Road and the pavement, a long driveway provides parking for three/four cars in tandem and leads down to the garage.

GARDENS

Laid for ease of maintenance with a terraced paved patio and herringbone brick steps leading down to the front door. At the rear of the property there are delightful South West facing gardens offering an extensive paved patio which runs across the full width of the property offering privacy and seclusion for entertaining your family and friends. Steps lead down to a lawn with well stocked flower borders along the joint and rear boundary with Hydrangeas and Azaleas. This delightful garden backs onto light woodland and Tregoniggle Nature Reserve and leads provides a lovely backdrop when sitting in the garden and conservatory. There is a garden store 2.69m x 2.08m (8'10" x 6'10") to the rear of the garage with lighting and power.



SERVICES

Mains water, electricity, drainage and gas.

COUNCIL TAX

Band B.

AGENTS NOTE

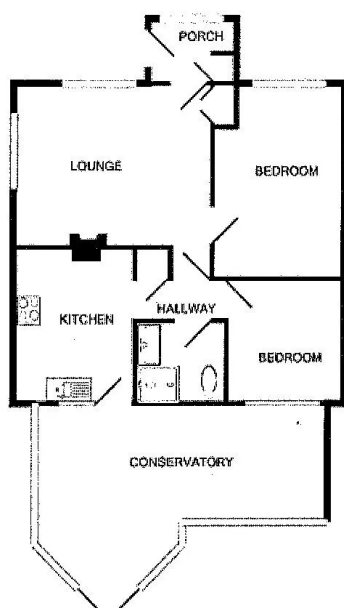
We wish to inform potential purchasers that this property is of steel frame construction.

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.

Kimberleys Estate Agents

29/29a Killigrew Street, Falmouth, Cornwall



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Made with Measure 12/2020

01326 311400

info@kimberleys.co.uk

<https://www.kimberleys.co.uk/>



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