Kimberley's

The adventure starts Here...



47 Glasney Place, Penryn, TR10 8LL

Guide Price £250,000 Freehold

An ideal opportunity to own this older style three bedroom end of terrace house which is set in a popular and elevated location at Glasney Place in Penryn within walking distance of the historic town centre, Commercial Road, quayside and the tidal Penryn River.

- An end of terrace family home
- Plenty of potential to improve
- Gas central heating by radiators
- Kitchen/dining room, sitting room
- Gardens to the rear
- Energy Efficiency Rating Band D
- Ideal as a home or investment
- Being sold with 'no onward chain'
- UPVC double and single glazing
- Three bedrooms, bathroom/wc
- Walking distance to the town centre

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

Our clients brought the property from us some 21 years ago and during this time it has been a family home and more recently a successful investment rental property. The house has gas fired central heating by radiators, UPVC double and single glazed windows and doors and fitted carpets.

The property itself is in need of some general updating and this is been reflected in the price, allowing potential new owners a chance to create a home that matches their own taste and requirements. Set on a generous plot with a wide mature garden to the rear enjoying plenty of sunshine, it has a large patio for relaxing and entertaining.

The bright and airy accommodation includes on the ground floor, an entrance vestibule, sitting room, a simple fitted kitchen with access to the rear garden, three bedrooms and a bathroom/wc on the first floor. Outside there is a parking space to the front, a strip of lawn alongside and a gate leading to a large lawned garden.

The property is located within walking distance of Penryn town centre and also the railway station with its branch line linking Falmouth to the cathedral city of Truro and onto London Paddington. Penryn is a great historic market town where there is a great community with a selection of shops, restaurants, public houses, and surgeries. The town also has football, rugby and cricket clubs along with Penryn College, Penryn Primary Academy and Falmouth University (Tremough Campus). The town offers good transport links with a regular bus service and the train station as previously mentioned. The bustling town of Falmouth is within two miles.

As our clients sole agents we thoroughly recommend an immediate viewing of the property.

Why not call for an appointment to view today!

THE ACCOMMODATION COMPRISES
UPVC double glazed front door with frosted privacy panel to reception hall, a single glazed flank window, fitted carpet, staircase to first floor, radiator and painted and glazed door to:

SITTING ROOM - 3.73m x 3.53m (12'3" x 11'7") Plus and into recess.
A large UPVC double glazed window overlooking the front aspect, double radiator, fitted carpet, alcove book shelving, central ceiling light and door to:

KITCHEN/DINING ROOM - 5m x 2.59m (16'5" x 8'6")
A bright dual aspect room with single glazed flank window and second window overlooking the rear garden. Simply fitted with a range of wall and base units, roll top work surfaces and ceramic tiling over, single drainer stainless steel sink and mixer tap, plumbing for washing machine, double radiator, vinyl flooring, spotlight, frosted double glazed door with cat flap leading to the outside, open storage recess with fitted shelving, concertina door leading to:

BOILER ROOM
With gas central heating combi boiler.

PAINTED AND GLAZED DOOR TO:

REAR LOBBY
With single glazed window, cloakroom with low flush wc, frosted single glazed window.

TURNING STAIRCASE
With fitted carpet, single glazed flank window.

BEDROOM ONE - 2.79m x 2.77m (9'2" x 9'1")
Having double glazed window overlooking the front aspect with pleasant views light woodlands over the roof tops, fitted carpet, and double radiator.

BEDROOM TWO - 3.58m x 2.36m (11'9" x 7'9")
Single glazed window overlooking the rear, double radiator and fitted carpets.

BEDROOM THREE - 2.59m x 2.49m (8'6" x 8'2")
A generous single bedroom again with single glazed window overlooking the garden, radiator and fitted carpet.

BATHROOM - 2.08m x 1.24m (6'10" x 4'1") Plus recess.
White suite comprising a panel bath, Myra electric shower and tiled surround, low flush wc, pedestal wash basin with tiled splash back dual aspect frosted double glazed windows, and vinyl floor.









OUTSIDE

To the rear of the house there are wide generous mature gardens with a sizeable timber decking area ideal for relaxing and entertaining with steps leading to terraced paved patio, gently sloping lawns, well stocked flower borders with plants and shrubs and a timber garden shed. There is a gate from the paved patio area which leads to the final part of the garden which has a concrete pathway lawned to the left hand side and this leads round to the front garden where you will find steps to the front door and a small parking space.

SERVICES
Mains drainage, water, electricity and gas.

COUNCIL TAX
Band A.

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





01326 311400

info@kimberleys.co.uk

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

Kimberley's

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

01326 311400

www.kimberleys.co.uk

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.