



94 Marlborough Road, Falmouth

£425,000



Heather & Lay
The local property experts

- Victorian town house
- Much sought-after residential spot
- 1400 plus ²ft
- Retaining lots of originality
- Four bedrooms
- Small enclosed rear courtyard
- No onward chain

- Council Tax band: C
- EPC Energy Efficiency Rating: D
- Tenure: Freehold
- SERVICES: Mains electricity, gas, water & drainage

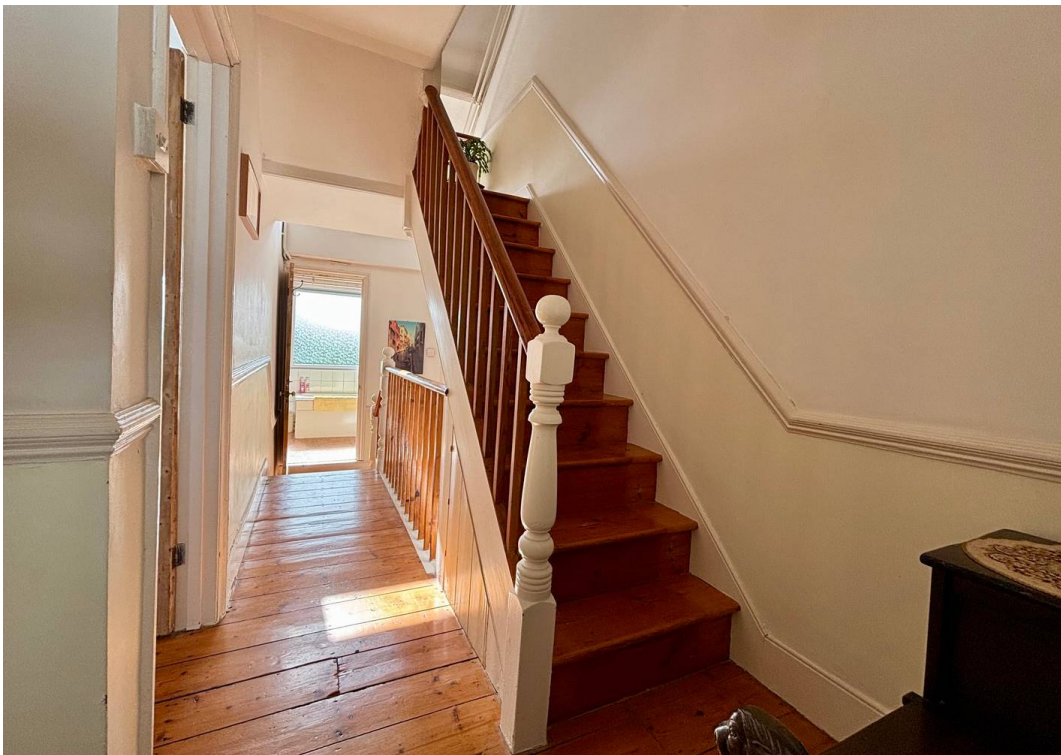
THE PROPERTY - Thought to have been built in the 1880's this large townhouse has been home to our vendor for many years. Being sold with no onward chain and full of natural light and character. There are four bedrooms on three levels and plenty of originality. With a small courtyard garden to the rear and a short walk to Town shops and beaches.

THE LOCATION - The property is so convenient for accessing all that is lovely about Falmouth with pathways meandering from here, down to the town and harbourside, whilst the seafront and beaches are less than a mile away. The local 'Provedore' café/tapas bar is inspirational and the nearby 'Sea View Inn' is a must. Junior and secondary schooling facilities are nearby at King Charles and Trescobeeas and many faculties of the Combined University of Cornwall are within a few minutes walk along Woodlane. Convenience stores are close by at Albany Road, regular bus services lead onto The Moor and nearby railway stations at The Dell and Penmere provide a direct link to the cathedral city of Truro. Falmouth town and harbourside hosts an eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. The Events Square has created a new vibrancy to the harbourside and is a remarkable success with its quality food, fashion and sailing wear shops. The square hosts events throughout the year, such as Falmouth Classics, the Oyster Festival, the celebrations of Falmouth Week and the Sea Shanty Festival as well as many big-name attractions.



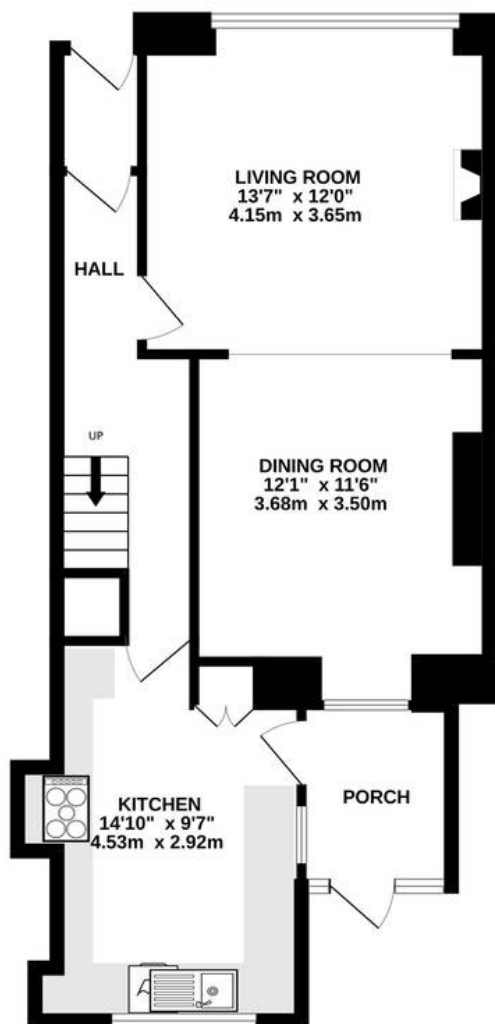




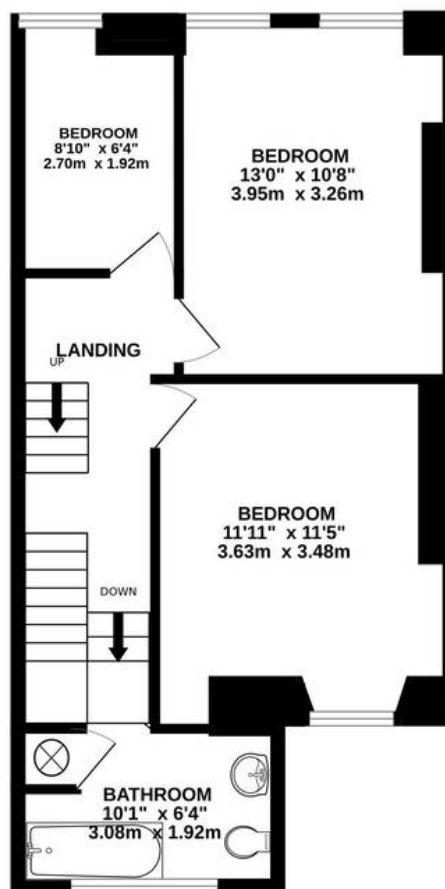




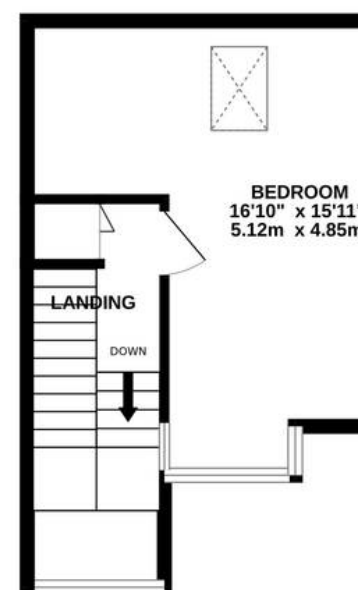
GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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