

# 102 Albion Road, Helston, TR13 8JL

£198,500 Freehold

CHRISTOPHERS
ESTATE AGENTS

# 102 Albion Road

- EXTENDED THREE / FOUR BEDROOM FAMILY HOME
- SPACIOUS & VERSATILE LIVING ACCOMMODATION
- LOUNGE / DINING ROOM WITH SUN ROOM
- STUDY OR BEDROOM FOUR & SEPARATE UTILITY AREA
- ENCLOSED REAR GARDEN WITH PATIO & VEGETABLE PLOT
- GAS CENTRAL HEATING, DOUBLE GLAZING & RESIDENTS' PARKING
- FREEHOLD
- COUNCIL TAX A
- EPC D66







This much improved and extended three / four bedroom home offers deceptively spacious and versatile accommodation, and is likely to appeal to first time buyers and families alike.

Benefitting from a recently installed modern fitted kitchen and a well appointed fitted bathroom , the property has also recently been extensively redecorated and re-carpeted to offer a comfortable family home and is warmed by gas fired central heating.

Situated towards the edge of a residential area and well placed for local amenities and schooling, this attached house has been extended to provide an additional reception room and study / bedroom four.

A real highlight of the property is the enclosed rear garden which has a gently rising lawn, and a sun patio - a perfect place for a family barbecue or in which to sit out and relax.

Internally a spacious lounge / dining room opens into the sun room with a French door leading out onto the rear patio and garden. A versatile study or fourth bedroom looks out to the rear, whilst a useful utility area and fitted kitchen complete the main ground floor accommodation. Upstairs are three bedrooms with useful built in wardrobes and a family bathroom suite.

The accommodation in brief comprises an entrance porch, inner hallway, kitchen, lounge / dining room, sun room, study / bedroom four and a utility area. Upstairs there are three bedrooms and a family bathroom. The property benefits from double glazing and gas fired central heating.

Helston itself is a bustling market town that stands as a gateway to The Lizard Peninsula which is designated as an area of outstanding natural beauty with many beautiful beaches, coves and cliff top walks. The town has amenities that include, national stores, supermarkets, doctor surgeries, churches and also many clubs and societies. There are a number of well regarded primary schools, a comprehensive school with sixth form college and a leisure centre with indoor heated pool.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed UPVC door with matching side panel to

**ENTRANCE PORCH**
With cupboard housing the gas and electric meters and a part obscure glazed door to

**INNER HALLWAY**
With recently fitted electric consumer unit, opening to staircase and doors off to utility area, lounge and

**KITCHEN 11'6" x 9'3" (3.51m x 2.82m)**
Recently fitted and well equipped modern fitted kitchen with wood effect working top surfaces incorporating a composite one & a half bowl sink with drainer and Swan's neck mixer tap and an Electric hob with chimney style hood over. There are a useful range of cupboards and drawers under with matching wall cupboards over and attractive tiled splash-backs. Spaces are provided for a washing machine, whilst there is an integrated electric oven. There is a wall mounted Worcester gas fired boiler, attractive recently fitted vinyl flooring and a window to the front aspect.

**LOUNGE / DINING ROOM 15'6" x 11'5" (4.72m x 3.48m)**
Well proportioned room with opening into

**SUN ROOM 9'1" x 6'7" (2.77m x 2.01m)**
Enjoying a southerly aspect with French door opening into the garden with matching side window and inner door to

**STUDY / BEDROOM FOUR 10'4" x 9'1" max measurement (3.15m x 2.77m max measurement)**
Window with pleasant outlook over rear patio and garden beyond. Glazed door to

**UTILITY AREA 7'4" x 5'9" (2.24m x 1.75m)**
With shelving, worktop, spotlights and internal door to hallway.

A staircase turns and rises to the first floor

**FIRST FLOOR**

**LANDING**
With white balustrade, airing cupboard with shelving and doors off to family bathroom and all three bedrooms.

**BEDROOM ONE 11'3" x 9'7" plus door recess (3.43m x 2.92m plus door recess)**
Double bedroom with useful built-in wardrobe with hanging rail and shelving and window to front aspect with rural views beyond neighbouring properties.













**BEDROOM TWO 11'7" x 9'2" (3.53m x 2.79m)**
Double bedroom with built-in wardrobe with hanging rail and shelving over. Window with outlook to rear garden.

**BEDROOM THREE 8'9" x 8'4" inc built-in wardrobe (2.67m x 2.54m inc built-in wardrobe)**
With built-in wardrobe, trap hatch to roof void and tilt and turn window to rear aspect.

**BATHROOM**
Recently fitted attractive bathroom suite comprising a low-level w.c, pedestal wash hand basin and a paneled bath with tiled surround and a shower attachment. Vinyl flooring, trap hatch to roof void and obscure glazed windows to front and side aspects.

**OUTSIDE**
To the rear is a patio area which has a sunny aspect and would seem a lovely spot in which to sit out and relax. A stone wall and steps lead up to the neatly enclosed garden which slopes gently upwards and is laid largely to lawn, further patio area and mature shrubs and trees at the borders.

**SERVICES**
Mains electricity, gas, water & drainage.

**ANTI-MONEY LAUNDERING**
We are required by law to ask all purchasers for verified ID prior to instructing a sale

**COUNCIL TAX**
Council Tax Band A.

**WHAT3WORDS**
threaded.sneezing.fries

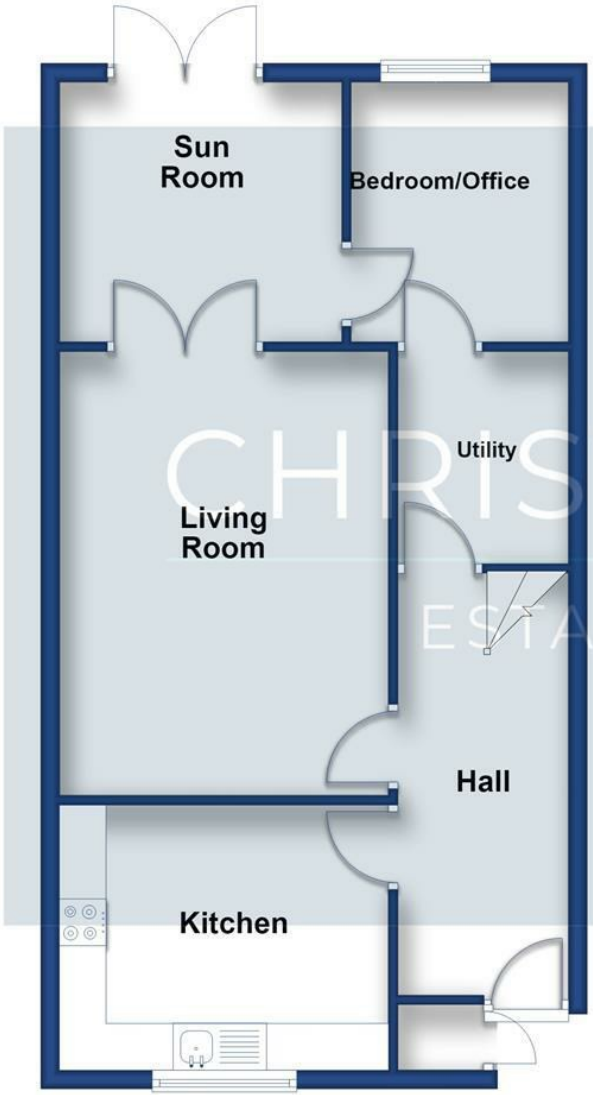
**MOBILE AND BROADBAND**
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

**PROOF OF FINANCE - PURCHASERS**
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

**DATE DETAILS PREPARED.**
22nd October 2026.

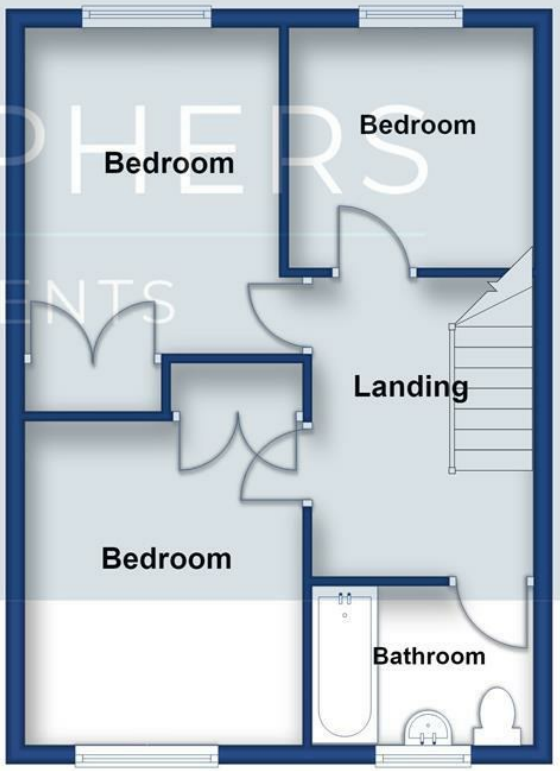
## Ground Floor

Approx. 56.9 sq. metres (612.2 sq. feet)



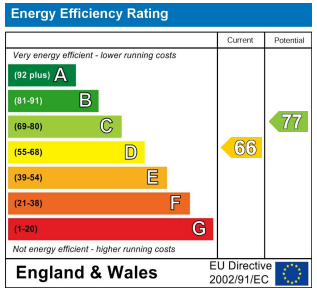

## First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)




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Total area: approx. 98.8 sq. metres (1063.0 sq. feet)




PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.




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