



3 Tregenver Road, Falmouth, TR11 2QL

£325,000

* RENOVATION OPPORTUNITY * A well proportioned 3 bedroom, 3 reception room property located within walking distance of central Falmouth, seafront and amenities alike offering plentiful scope for modernisation, alteration or extension, subject to consents. To be sold with immediate vacant possession and no onward chain.

Key Features

- Terraced house requiring modernisation
- South westerly facing garden
- No onward chain
- 3 bedrooms, 3 reception rooms
- Walkable to amenities
- EPC rating D



THE ACCOMMODATION COMPRISES

Garden gate leads to a tiled pathway with courtesy handrail, recessed and covered front entrance with granite threshold, replacement uPVC front entrance door with obscure header panel opening into the:-

ENTRANCE LOBBY

Ornate tiled flooring, dado rails, part panelled and obscure glazed inner door with matching glazed header panel. Opening into:-

HALLWAY

Turning staircase rising to first floor level, dado rails, two useful under-stair storage cupboards (one with light and shelving). Radiator, telephone and internet point, ceiling light. Traditional four panelled doors leading to the living room and sitting room respectively, together with square opening to the dining room.

LIVING ROOM

With many traditional features including high ceiling, cornicing, high skirtings and picture rails, together with central fireplace with tiled hearth and surround, hardwood mantel over. Broad walk-in bay to the front aspect featuring double glazed uPVC windows offering plentiful natural light. Ceiling rose with elaborate hanging light. Radiator.

SITTING ROOM

Another nicely proportioned reception room with 'classic' art deco-style open fireplace with ornate tiled surround, hearth and elaborate panelling over. Built-in display cupboard with storage under, tall uPVC double glazed window to rear elevation providing a pleasant outlook over the garden. Elaborate ceiling light, picture rails, radiator, shelved recess.

DINING ROOM

Feature stripped pine panelling to waist height, two uPVC double glazed windows to side elevation, wood-effect flooring, ceiling light. Decommissioned fireplace, tiled throughout with painted timber surround and mantel, high level cupboard housing electrical trip switches and meter, radiator, square headed opening leading into the:-

KITCHEN

Light, bright and double aspect with glazing to both the side and rear elevations, offering a pleasant outlook over the established rear garden. Part glazed uPVC rear entrance door. Fitted with below-counter level units including drawers and cupboards together with a neutral tiled splashback, incorporating stainless steel sink with drainer and mixer tap, space for white goods including fridge, freezer, electric cooker and space and plumbing for washing machine. Wood-effect flooring, ceiling light.

FIRST FLOOR

SPLIT LEVEL LANDING

Part galleried to stairwell below with a small split level, part obscure glazed door leading to the shower room, together with traditional four panelled doors leading to all bedrooms. Ceiling light, loft hatch, fitted wardrobe/cupboards.

SHOWER ROOM

Dual aspect with obscure glazed windows to both the side

and rear elevations, together with Velux window to roof pitch. Panelled walls for ease of maintenance. Tile effect flooring. White three-piece suite including dual flush WC, pedestal wash hand basin, shower cubicle with glazed shower door and Mira Sport electric shower. Ceiling light. Louvre door to airing cupboard housing Ideal combination boiler, providing domestic hot water and heating, slatted shelving.

BEDROOM ONE

A nicely proportioned double bedroom offering much natural light with a double glazed window to the rear elevation providing an elevated view over the garden and neighbouring rooftops beyond. Original Victorian-style fireplace with cast iron grill, hardwood surround and mantel. Built-in louvre fronted cupboards, radiator.

BEDROOM TWO

Similar proportions to bedroom one; another double room with tall uPVC double glazed window to the front elevation offering a far-reaching outlook over Falmouth Rugby Club with the rolling fields of Penryn in the distance. Original fireplace with cast iron grill, hardwood surround and mantel. Radiator, picture rails, ceiling light.

BEDROOM THREE

A single room useful for office/hobby purposes with ceiling light, picture rails and uPVC window to the front aspect offering a far-reaching view. Wall mounted shelving.

THE EXTERIOR

FRONT

A deep flowerbed bordered by lavender providing the opportunity to landscape, if required. Adjacent tiled garden pathway, low walling to front aspect. Veranda-fronted entrance with courtesy handgrips.

REAR

A sunny, enclosed and established rear garden with deep planted borders and central pathway leading to a timber garden gate offering access onto a rear lane. Part obscure glazed uPVC replacement door giving access to a gardener's loo with low flush WC and wash hand basin. Exterior water tap, panel fencing to boundary walls. Much scope for improvement and landscaping. The garden also incorporates a store to the rear, constructed of single-skin blockwork providing potential to be repurposed, subject to any necessary consents and permissions obtained for the use of parking or the construction of a garage.

GENERAL INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

