



## 2 Berkeley Hill, Falmouth, TR11 2BL

Guide Price £335,000

A well-proportioned mid-terrace town house within excellent proximity to Falmouth's town centre, offering 3 bedroom accommodation with kitchen/dining area to the ground floor, a level rear garden, gas fired central heating, and garage to the rear.

### Key Features

- 3 bedroom terraced house
- Single garage
- Subject to notable recent investment
- Presented to a good standard throughout
- Close proximity to the town centre and beaches
- EPC rating D



## THE ACCOMMODATION COMPRISES

From the front courtyard, a step rises to the front entrance door, opening into the:-

### LIVING ROOM

A light area with laminate wood-effect flooring, wood burning stove, and uPVC double glazed window to the front elevation. Radiator, stairs rising to first floor.

### KITCHEN

Continuation of laminate wood-effect flooring. Modern eye and low-level kitchen units with tiled splashback, and sink with mixer tap. Space for oven, space for a table and chairs. Large radiator. uPVC double glazed window to rear elevation, door to the conservatory, further door to the utility/WC.

### UTILITY ROOM

A useful utility room with worktop and space for washing machine and tumble dryer. Gas fired boiler, space for fridge/freezer. uPVC double glazed window to rear.

### CONSERVATORY

A light and bright triple aspect room with uPVC double glazing to three elevations, with French doors to the garden. Electric heater. Laminate wood-effect flooring.

### SHOWER ROOM

A modern, newly fitted shower room comprising ceramic wash hand basin with mixer tap and vanity unit, low flush WC, and shower cubicle with glass screen and matching shower unit. Tiled splashback. Laminate wood-effect flooring. Heated towel rail.

Stairs from the living room rise to the:-

### FIRST FLOOR

#### BEDROOM ONE

Principal bedroom with bespoke integrated wardrobes to either side. Integrated bespoke blinds. Radiator, carpeted flooring, uPVC double glazed window to front elevation.

#### BEDROOM TWO

Another double bedroom with uPVC double glazed window to the rear. Radiator, carpeted flooring.

#### BEDROOM THREE

Single bedroom with uPVC double glazed window to front elevation. Storage cupboard, radiator, carpeted flooring.

### FAMILY BATHROOM

A three piece suite comprising low flush WC, bath with mixer taps, glazed shower screen and integrated electric shower unit, and wash basin with mixer tap and vanity unit under. Wood-effect laminate flooring, heated towel rail.

## THE EXTERIOR

### TO THE FRONT

Laid to shingle, a small front courtyard with raised wall surrounding, with space for outdoor furniture, and an area for low-level flowers/shrubs.

### TO THE REAR

An enclosed garden, landscaped to require minimal upkeep,

mostly paved but with a raised decked area, ideal for al fresco dining, barbeques and entertaining. Bordered by fencing, the rear courtyard garden is partially laid to shingle and has plenty of space for shrubbery and plants.

### SINGLE GARAGE

There is a single block built garage to the rear.

## GENERAL INFORMATION

### SERVICES

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

### TENURE

Freehold.

### COUNCIL TAX

Band B - Cornwall Council.

### VIEWING

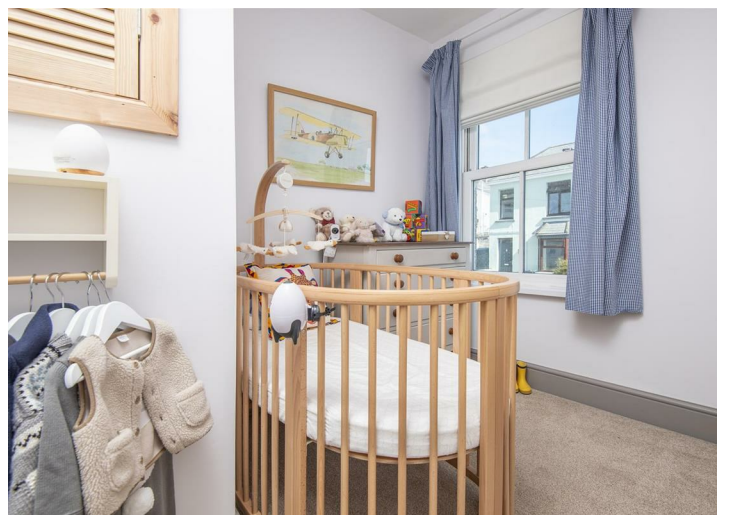
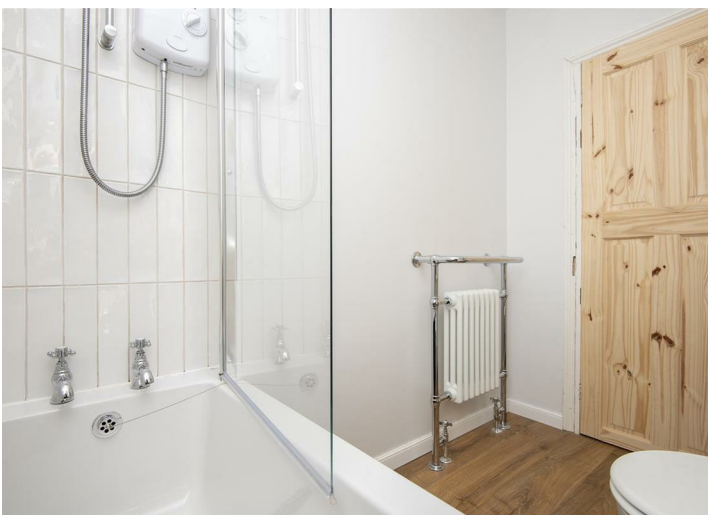
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

### AGENT'S NOTE

There is a parcel of land to the immediate rear of the property, accessed via both sides of the terrace, which our client has claimed via adverse possession. This process began about 6 years ago.

### DIRECTIONAL NOTE

By foot: from The Moor and the town's main bus station, proceed onto Berkeley Vale, passing the cinema on the left-hand side. Opposite the corner shop and hairdressers, there is a pedestrian walkway on the right-hand side, leading to the foot of Berkeley Hill. By car: from the crossroads/traffic lights on Dracaena Avenue, take the lower road onto Kimberley Park Road. Take the second left-hand turning onto Trevethan Road. The road bears round to the right-hand side and, after a short distance, Berkeley Hill be found on the right-hand side.



# Floor Plan

