FOR SALE



Ashfield Gardens, Falmouth
Offers In Excess Of £175,000

MARTIN&CO

Ashfield Gardens

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- **NO ONWARD CHAIN**
- **REFURBISHMENT PROJECT**
- **SEMI-DETACHED**
- **SPACIOUS CORNER PLOT**
- **LOTS OF POTENTIAL**
- **FREEHOLD**

This semi-detached, two-bedroom property occupies a generous corner plot in a cul-de-sac location. Now in need of refurbishment, with lots of potential, the property presents an ideal opportunity for first-time buyers or down-sizers to put their own stamp on!

Accessed on foot from the parking area, the front door opens into entrance hall with a large cupboard to keep coats and shoes tidy. You then come into the open-plan lounge and spacious kitchen-diner. A door at the rear of the kitchen takes you to the stairs which go up to the first floor, and a back door which opens into the garden. On the first floor, there is a double bedroom, a single bedroom with a walk-in cupboard (which houses the gas boiler) and an accessible shower room.







Externally, the property benefits from a generous corner plot with a garden on three sides. Other properties in the vicinity have been extended which suggests that this property also has the potential to extend, subject to the usual planning consents.

Key Features:

- Refurbishment opportunity
- Semi-detached house
- Cul-de-sac location
- Garden on three sides
- Gas central heating and hot water
- UPVC double glazing
- Unallocated off-street parking
- Mains gas, electricity, water and sewage
- Council Tax band A
- EPC - D

Superfast Broadband available at this postcode.
Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information.
Source: Ofcom.org.uk

There is a grounds maintenance charge of approximately £50 per year payable to Cornwall Council for maintenance of the communal areas on the estate.

LOCATION

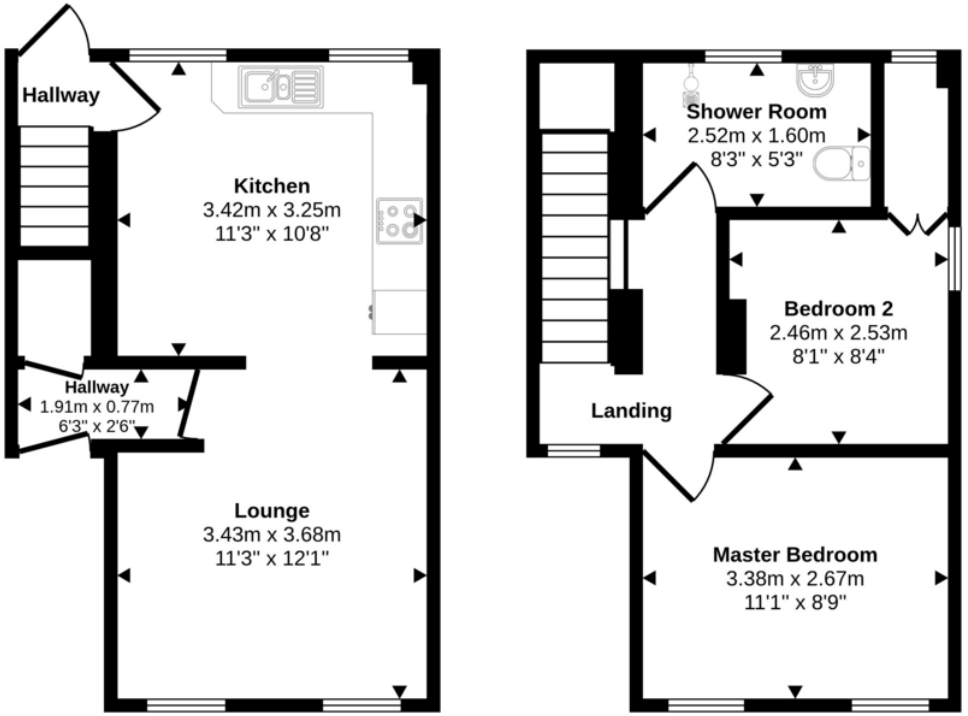
Ashfield Gardens is in a 'tucked-away' location, just off Dracaena Avenue, ideally located for the shops and amenities of both Falmouth and Penryn. The property is situated just around half a mile to Sainsbury's and Lidl's supermarkets, with local bus services running regularly along Dracaena Avenue. The Dracaena Centre and Falmouth School are also around a half mile away.







Approx Gross Internal Area
58 sq m / 624 sq ft



Ground Floor
Approx 29 sq m / 310 sq ft

First Floor
Approx 29 sq m / 314 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman