



29 Berkeley Cottages, Falmouth, TR11 2BN

Guide Price £215,000

A 2 bedroom terraced home, located within a few minutes walk of the town centre and close to Kimberley Park. The property requires renovation with the accommodation comprising on the ground floor: sitting room, living dining room and kitchen. On the first floor are 2 double bedrooms and family bathroom. To the rear of the property is a small enclosed courtyard.

Key Features

- 2 bedroom terraced cottage
- Close to the town centre and Kimberley Park
- Small courtyard garden
- No onward chain
- Requiring renovation
- 2 reception rooms
- Gas central heating
- EPC rating C



THE ACCOMMODATION COMPRISES

Obscure double glazed front door to:-

ENTRANCE HALLWAY

Stairs rising to first floor level. Radiator. Door to sitting room. Cupboard housing consumer unit and electric meter.

SITTING ROOM

Large double glazed window to front aspect overlooking the garden. Ceiling light, radiator, door to:-

LIVING ROOM

Two double glazed windows to rear aspect overlooking the courtyard. Under-stair storage cupboard housing gas meter. Radiator, fireplace with gas fire, slate surround and hearth. Ceiling light. Door and step up to the:-

KITCHEN

Eye and waist level units with roll top worksurface, and inset sink unit with mixer tap. Space and plumbing for washing machine, space for cooker with electric and gas cooker points, space for fridge/freezer. Fully tiled walls. Ceiling light. Double glazed window to side aspect, obscure double glazed door opening onto the garden.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom. Ceiling light. Wall-mounted central heating thermostat.

BEDROOM ONE

Two double glazed windows to front aspect with views over the adjacent rooftops, across Falmouth and towards the harbour. Radiator. Ceiling light. High-level obscure glazed window to stairwell.

BEDROOM TWO

Double glazed window to rear aspect overlooking the courtyard. Radiator. Ceiling light.

BATHROOM

A white suite comprising panelled bath with Mira Jump electric shower over a part-tiled and part-panelled surround, pedestal wash hand basin with mixer tap, and dual flush WC. Further panelling to walls. Radiator. Obscure double glazed window to rear aspect. Cupboard with shelving and housing Vaillant gas combination boiler.

THE EXTERIOR

TO THE FRONT

A small, enclosed front garden, with steps up to the front door.

TO THE REAR

A small, enclosed and paved courtyard garden, with pedestrian access giving access to the lane behind.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

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



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Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale

