FOR SALE



Pasmore Road, Helston
Guide Price £320,000

MARTIN&CO

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- **DETACHED THREE-BEDROOM HOUSE**
- **TWO BATHROOMS**
- **GARAGE / PARKING**
- **GARDEN**
- **GAS CENTRAL HEATING**

This classic, double fronted, detached property presents a blank canvas for the incoming purchaser to move into and decorate to their preferences. Having been a rental property for a number of years, the property is now available to purchase vacant and with no onward chain.







Attractively positioned behind a small, fenced front garden with a lawn to the side, the front door of this family home brings you first into the entrance hall where there are doors to the spacious lounge, dining room, downstairs cloakroom and separate kitchen.

The lounge has plenty of natural light and is double aspect, with patio doors opening out into an enclosed garden which is part paved and part laid to lawn.

There is a separate modern kitchen, with a range of units including an integrated gas hob and oven with extractor fan. There are also spaces for a washing machine and dishwasher as well as a free-standing fridge-freezer. The kitchen has a back door which leads out to a passageway which runs from the garden to the side of the property.

On the first floor, there are three bedrooms, with the principal bedroom having an ensuite shower room. There is also a family bathroom.

Externally, just around the corner, there is a garage which has an open back to it and an enclosed space for parking / storage purposes.

UPVC Double Glazing
Gas Boiler and Central Heating
Electric Water Heater
EPC - B
Council Tax Band – B
Garden On 3 Sides
Garage / Parking (please refer to photos)

Ultrafast broadband available at this postcode
Mobile phone coverage: O2 / EE / Three / Vodafone -
Please contact individual providers for further information.
Source: www.ofcom.org.uk



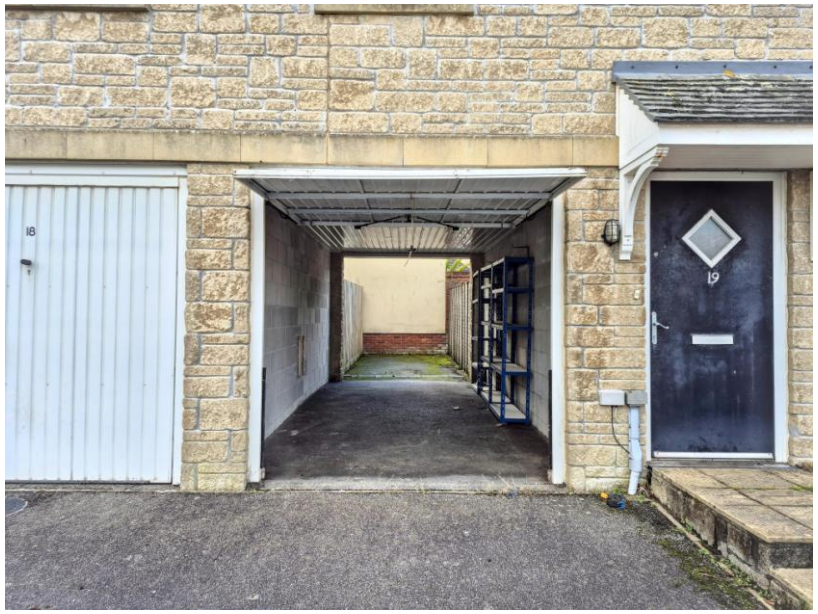




LOCATION

Pasmore Road is a desirable residential area within the town and is perfectly placed to access the town centre and surrounding amenities. Helston has both Primary and Secondary Schools and the town has a leisure centre with a swimming pool and a large gym. Coronation Park, with Helston's much loved boating lake and play areas, along with the beautiful National Trust Penrose Woods are also all close-by.

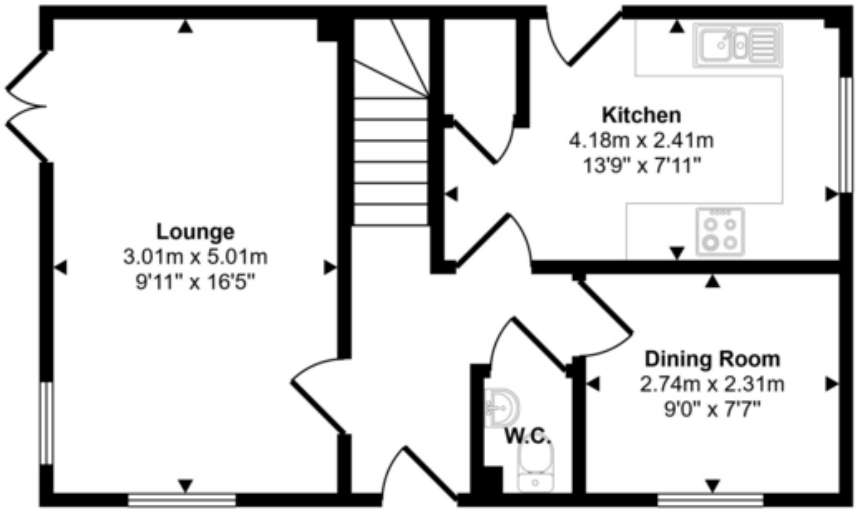
The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street, which dates back to medieval times. Nestled in beautiful Cornish countryside, the town is well located for exploring the coast, with the fishing port of Porthleven a short drive away along with the stunning beaches of Kynance Cove, Gunwalloe and Poldhu.



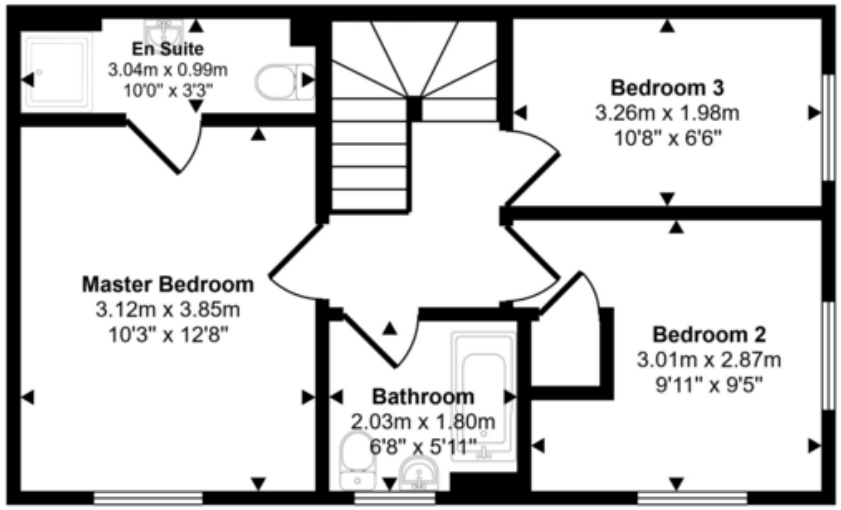




Approx Gross Internal Area
84 sq m / 899 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 42 sq m / 453 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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The Property Ombudsman