



**33 Old Hill Crescent, Falmouth, TR11 2PX**  
**£295,000**



# D

\*\*\*CHAIN FREE\*\*\*

Perfectly situated to enjoy the lifestyle that Falmouth has to offer, this 3 bedroom house presents a great opportunity to create a lovely family home.

This house offers well-proportioned accommodation arranged over two floors, with scope to reconfigure and modernise throughout.

The property briefly comprises:

Ground floor - Entrance leading to good sized living room, open plan kitchen/diner with a range of kitchen units, back door leading out to the very useful storage room and garden.

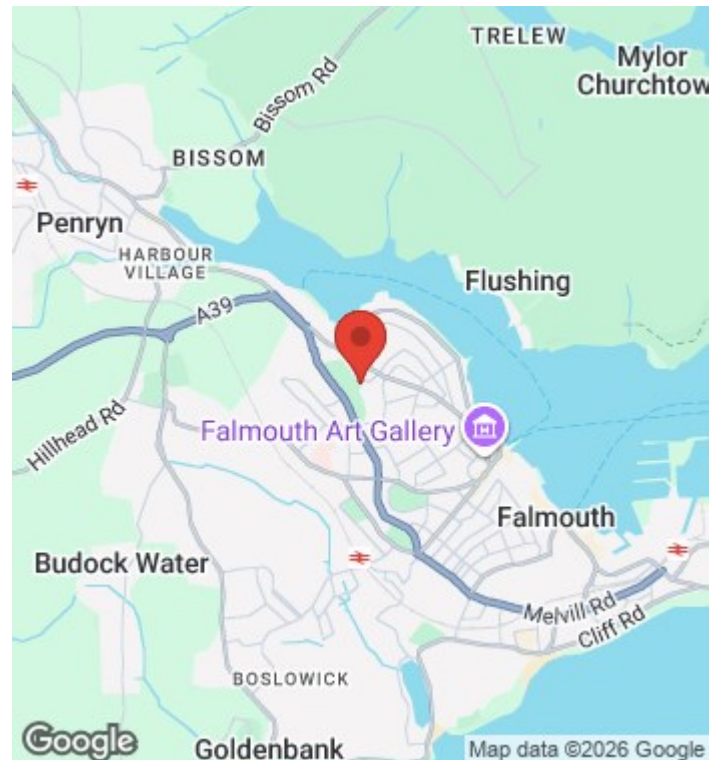
Stairs leading to:


First floor - Master bedroom, 2 further bedrooms, shower room and separate wc.


Subject to the necessary consents, there may be the opportunity to extend the accommodation around and/or above the storage room.

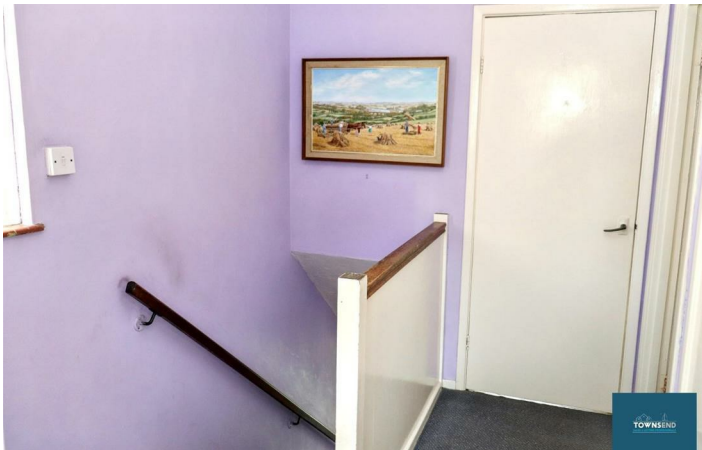
The property also benefits from parking, UPVC windows and gas central heating.

Tenure: Freehold  
Council Tax Band: B  
EPC: D

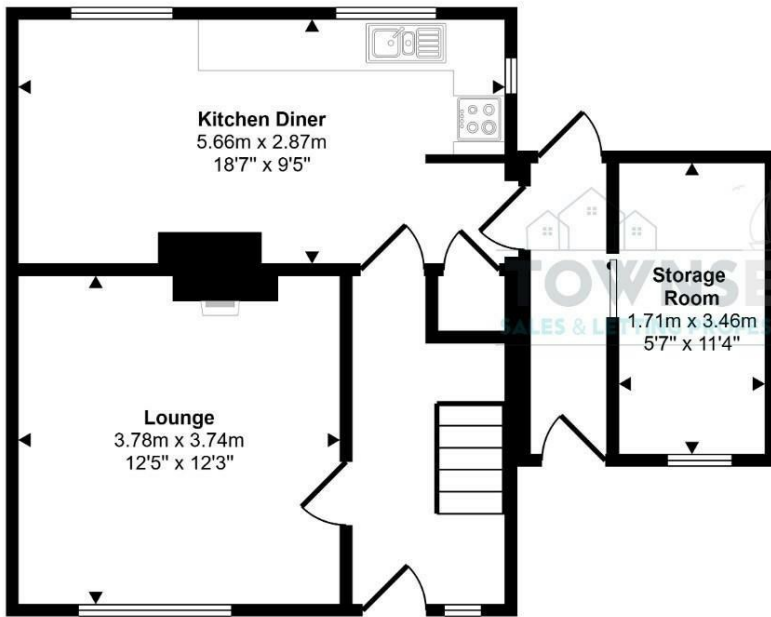


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

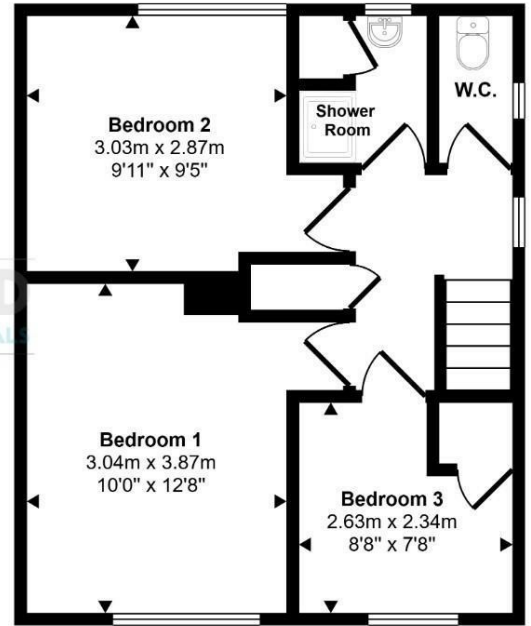
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Approx Gross Internal Area  
89 sq m / 957 sq ft



Ground Floor  
Approx 49 sq m / 531 sq ft



First Floor  
Approx 40 sq m / 426 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.