



## Falmouth

**A semi-detached house  
Two bedroomed accommodation  
Lounge, fitted kitchen/diner  
Spacious bathroom in white  
Front, Rear and Side Gardens  
Gas fired central heating, UPVC double glazing  
Ideal first time buy or investment opportunity  
Sold with the benefit of 'no onward chain' with motivated vendors  
In need of cosmetic refreshment  
Set in a 'tucked away location'**

**Guide £210,000 Freehold**

**ENERGY EFFICIENCY RATING  
BAND D**

**29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN**

**01326 311400  
www.kimberleys.co.uk**

**REF: SK7312**



This semi-detached, two bedroomed property is set in a 'tucked away' location and would ideally suit a first time buyer or anyone looking for an investment opportunity.

The property that could do with some internal refreshment has accommodation in brief comprising; lounge, kitchen/diner, two bedrooms and a shower/wet room. Outside the property there is a spacious garden that extends to the front, side and rear.

The property is situated within a few minutes' walk of Sainsbury's and Lidl's supermarkets, Falmouth Marina and a delightful level stroll along North Parade to Greenbank and onto Falmouth's bustling town centre. The bus routes on Dracaena Avenue are just outside and there is easy access to Penryn and the A39.

**As the vendors sole agents, we highly recommend an early appointment to view.**

**Why not call for your personal viewing today?**

#### **THE ACCOMMODATION COMPRISES:**

UPVC double glazed front door to:

#### **ENTRANCE HALL 2.06m (6'9") x 0.91m (3'0")**

Having an under stairs storage cupboard housing the electric consumer unit and coat hooks, pendant light, coved ceiling, carpet, Worcester thermostat control, multi-paned glass door to:

#### **LOUNGE 3.86m (12'8") x 3.58m (11'9")** including door recess.

Two UPVC double glazed windows overlooking the front aspect, radiator, central ceiling light, coved ceiling, fitted carpet, archway through to:



#### **KITCHEN/DINER 3.61m (11'10") x 3.40m (11'2")**

Two UPVC double glazed windows overlooking the rear aspect. Fitted with a range of matching wall and base units with roll top work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with chrome mixer tap, space for washing machine, integrated Hotpoint oven and Hygena gas hob with Hygena extractor above, radiator, space for dining table and chairs, strip, coved ceiling, pendant light in the dining area and strip light to the kitchen.



**FROM THE KITCHEN, A MULTI-PANED DOOR TAKES YOU TO THE REAR HALLWAY WHERE A UPVC DOOR GIVES YOU ACCESS TO THE GARDEN AND THE STAIRS THAT ASCENDS TO THE UPPER LANDING.**

#### **UPPER LANDING**

UPVC double glazed window to the front aspect, central ceiling light, doors to principal rooms, coved ceiling, carpet, radiator, vaulted ceiling, stairs rising to the first floor.

#### **BEDROOM ONE 2.82m (9'3") x 3.58m (11'9")**

Two UPVC double glazed windows overlooking the front aspect, coved ceiling, radiator, carpet, central ceiling light, white panelled door.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



**BEDROOM TWO 2.69m (8'10") x 2.59m (8'6") measured into recess.**

UPVC double glazed window to the side aspect, radiator, access to loft space, coved ceiling, carpet, central ceiling light, white louvre door to large storage cupboard that houses the Worcester gas combination boiler

**WET/SHOWER ROOM 1.68m (5'6") x 2.59m (8'6")**

UPVC double glazed window to the rear elevation. Fitted with a white suite comprising; low-level flush wc and pedestal wash hand basin with separate chrome taps and splash back above, wet room area with Triton electric shower and adjustable rise and fall shower head enclosed by Respatex panelling and shower curtain, Steeple extractor fan, radiator, towel rails.



**OUTSIDE**

There are lawned gardens to the front, side and rear where you will find a patio area.



**SERVICES** Mains water, electricity, gas and drainage.

**COUNCIL TAX** Band A.

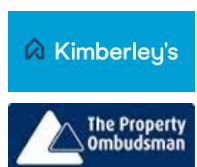
**PARKING**

There are off road parking facilities nearby offered on a first come, first served basis.

**ESTATE CHARGE**

There is an annual fee of approximately £60 for maintenance of the grass areas (to be confirmed).

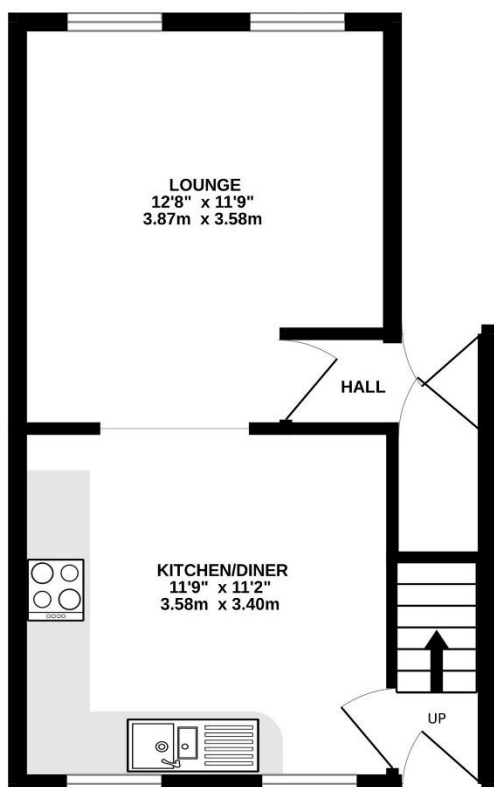
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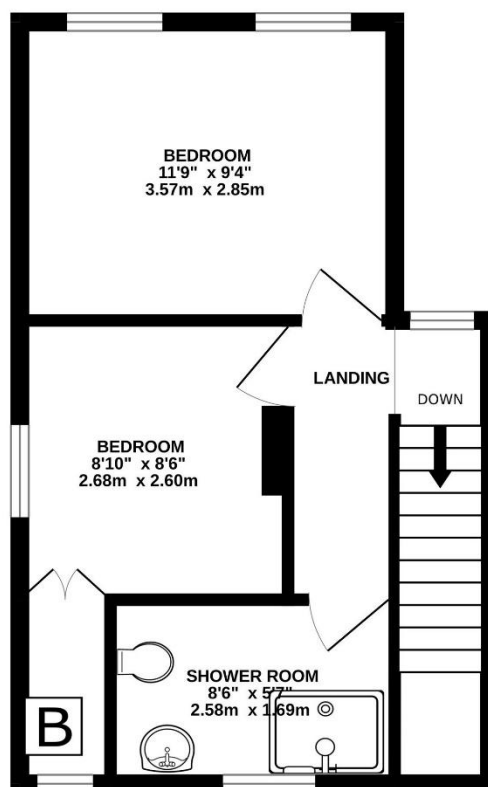
## MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR  
322 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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