



Falmouth

A mid terrace town house
Well proportioned and flexible accommodation
In need of refurbishment and modernisation
Sitting room & dining room with woodburning stove
Fitted kitchen and bathroom
Two double bedrooms
Enclosed southerly facing rear garden in need of cultivation
Double glazed windows
Original features including wood floors and dado rails
Popular location within walking distance of the town centre



Guide £285,000 Freehold

**ENERGY EFFICIENCY RATING
BAND F**

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

01326 311400
www.kimberleys.co.uk

REF: SK6933



A great opportunity to acquire this mid terrace home situated in a sought after location within walking distance of Kimberley Park, local amenities, Penmere branch line station and within 1/2 mile down hill to Falmouth's bustling town centre and waterside district.

Requiring modernisation, this property offers potential buyers the chance to improve and personalise the property to their own taste and requirement and put their own stamp on it.

The accommodation is flexible and well proportioned and in brief comprises; sitting room, dining room with wood burning stove and kitchen on the ground floor whilst on the first floor there are two double bedrooms and a bathroom. Outside is an enclosed southerly facing rear garden requiring cultivation but could be a lovely place to sit and enjoy the sunny aspect. There is also a brick built store.

Lister Street runs parallel to Killigrew Street and is a great spot, tucked away from the hustle and bustle yet close enough to walk into the town centre, The Moor and the harbourside. There is a convenience store and chemist at the end of the street and a bus stop on the next road along. Falmouth University (Woodlane Campus) is close by. The bustling harbourside offers a myriad of bars, restaurants and public houses to suit all tastes along with Events Square and The National Maritime Museum at the far end of town. Falmouth's famous sea front boasts one of the most spectacular stretches of coastline which includes Castle and Gyllyngvase Beaches providing lovely walks that takes you to Swanpool Beach and Nature Reserve and further afield to Maenporth Beach. For the keen sailor, the sailing waters of the Carrick Roads are amongst the best in the country.

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

THE ACCOMMODATION COMPRISES:

From the pavement, steps lead up to a storm porch with glazed wooden front door leading to:

ENTRANCE VESTIBULE

With coat hooks, electric consumer unit, feature part coloured glazed door leading to the entrance hall.

ENTRANCE HALL

Doors to sitting and dining room, opening to kitchen, dado rail, stairs rising to the first floor landing with storage void under.

SITTING ROOM 3.56m (11'8") x 3.12m (10'3")

Double glazed windows to the front, fireplace with tiled hearth, surround and mantle and inset gas fire, TV aerial point, telephone point, picture rail.



DINING ROOM 3.17m (10'5") x 3.05m (10'0") maximum measurements.

Double glazed window to the rear aspect, recessed fireplace with slate hearth and inset woodburning stove with feature wooden mantle over, alcove inset shelved storage, wall mounted electric heater, wooden flooring.



KITCHEN 3.40m (11'2") x 1.85m (6'1")

Vaulted ceiling with feature beams, double glazed window to the side and double glazed door to the side leading out onto the garden. The kitchen is fitted with a selection of matching base and wall mounted units, roll edge work surfaces to two sides, inset single drainer stainless steel sink unit with mixer tap, space for oven with extractor over, space for refrigerator/freezer, space and plumbing for washing machine, shelving, tiled flooring, wall mounted boiler, under stairs storage cupboard.



FIRST FLOOR LANDING

Stairs rising from entrance hall with half landing, double glazed window to the rear, dado rail, built-in airing cupboard and storage cupboard, hatch to boarded loft space that has a Velux window.



BEDROOM ONE 3.17m (10'5") x 3.02m (9'11")

Double glazed window to the front, TV aerial point, wall mounted electric heater.



BEDROOM TWO 3.10m (10'2") x 3.07m (10'1")

Double glazed window to the rear, TV aerial point.



BATHROOM

Obscure double glazed window to the front. Fitted with a white suite comprising; panelled enclosed bath with mixer tap and telephone style shower attachment, wall mounted wash hand basin and low-level flush wc, part tiled walls, wall mounted heater.



OUTSIDE

The rear garden is in need of cultivation but could be an ideal place to sit out and enjoy the Southerly aspect, fully enclosed with gated rear access. There is a useful brick built store.

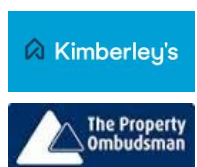
SERVICES All mains services are connected.

COUNCIL TAX Band B.

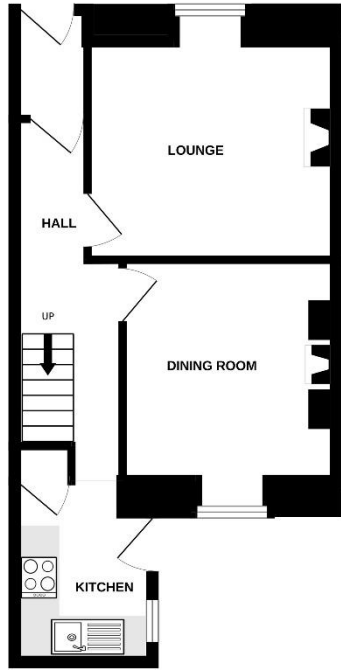
MONEY LAUNDERING

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.

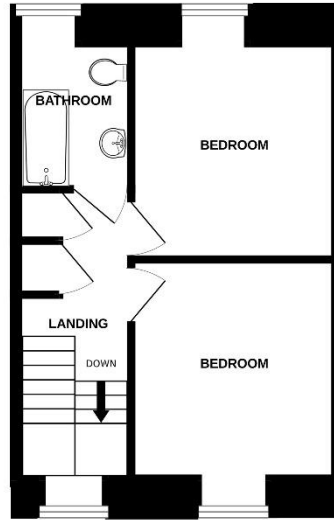
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GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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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