



Falmouth

An older style semi-detached house
Conveniently located close to the town centre and harbourside
Considered ideal as a home or an investment
Currently let to students until June 2024 at £15,000 per annum
Two good reception areas, three bedrooms
Fitted kitchen with appliances, bathroom/wc
Enclosed rear garden, unrestricted on road parking
Elevated, distant water views
Gas central heating, UPVC double glazing
Enclosed rear garden with side access



Guide £350,000

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK6949



A fantastic opportunity to purchase this semi-detached house situated on Norfolk Road within walking distance of the town centre and harbourside.

The property still retains character and charm with high ceilings, picture and dado rails and feature fireplaces allowing potential purchasers to create a home to their own tastes and requirements.

The house is currently let to three individual students until the end of June 2024.

The accommodation is of a good size, is versatile and in brief comprises; three bedrooms and a bathroom upstairs with a sitting room (currently used as a bedroom), dining room and kitchen downstairs. Outside, there is a small walled courtyard garden to the front, whilst to the rear there are fully enclosed gardens and the benefit of a useful basement store. The property offers water views across the river towards Flushing from the top rear rooms.

Norfolk Road is located in the heart of Falmouth's Victorian area and is just a short walk away from the town and harbourside and is ideally situated and convenient for its myriad of cafes, bars, restaurants and public houses. Close by is King Charles and Marlborough infant and junior schools plus Falmouth's secondary school is situated on Trescobeeas Road. Falmouth University, Wood Lane Campus is close by. A regular bus services departs The Moor and a nearby train station at The Dell provides a direct link to the cathedral city of Truro and onwards from there to mainline Paddington.

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

Approached through a courtyard garden at the front, a pathway leads to a covered from door leading through to:

ENTRANCE VESTIBULE

Part obscure double glazed door to the front providing access, cupboard housing consumer unit, dado rail, opening to entrance hall.

ENTRANCE HALL

Doors leading to sitting room and dining room, stairs rising to first floor landing with under stairs storage cupboard, dado rail, picture rail, radiator, telephone point.



SITTING ROOM 4.90m (16'1") x 3.12m (10'3") maximum measurements.

Currently used as a bedroom, this room has a double glazed bay window to the front aspect, a focal point fireplace with tiled hearth and surround and wooden mantle, radiator, picture rail.



DINING ROOM 4.75m (15'7") x 3.45m (11'4")

Double glazed window to the rear overlooking the garden, feature fireplace with tiled hearth, surround and mantle, dado rail, picture rail, TV aerial point, doorway through to kitchen.



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.



KITCHEN 3.23m (10'7") x 2.18m (7'2")

Dual aspect with double glazed windows to the side and rear. The kitchen is fitted with a selection of base and wall mounted units, roll edge work surfaces to three sides with splash back tiling, inset single drainer stainless steel sink unit, inset four-ring electric hob with oven under and concealed extractor over, space for refrigerator/freezer, space and plumbing for washing machine, wall mounted extractor fan, radiator, wall mounted combination boiler, double glazed door to side leading to the rear garden, hatch to roof void.



FIRST FLOOR LANDING

Stairs rising from the entrance hall, doors leading to bedrooms and bathroom, skylight.

BATHROOM 2.08m (6'10") x 1.80m (5'11")

Opaque double glazed window to the rear. Fitted with a white suite to comprise; panelled enclosed bath with wall mounted electric shower over, pedestal wash hand basin and low-level flush wc, part tiled walls, radiator, wall mounted extractor fan.



BEDROOM ONE 4.32m (14'2") x 2.79m (9'2")

Double glazed window to the front aspect, radiator, picture rail.



BEDROOM TWO 3.48m (11'5") x 2.79m (9'2") L-shaped, maximum measurements.

Double glazed window to the rear aspect with lovely far reaching sea views over the bay to Flushing, radiator.



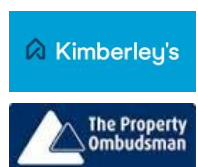
BEDROOM THREE 2.57m (8'5") x 1.80m (5'11") plus door recess 1.65m (5'5") x 0.86m (2'10")

Double glazed window to the front, radiator, picture rail.

OUTSIDE

To the front is a low maintenance courtyard garden with low walling and a pathway providing access to the covered porch and the front door. To the rear, steps lead down from the kitchen to the rear garden which is laid to paving and hardstanding immediately adjacent to the property. A step down to a wooden door provides access to the basement under the house which is ideal for storage. The remainder of the garden is laid mainly to lawn with flowerbeds and borders, brick walling to boundary, outside water tap, pedestrian gate provides access.

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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.

VIEW FROM THE REAR



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