



Falmouth

A mid terrace house
For sale with 'no onward chain'
Two double bedrooms
Popular residential area on a no-through road
Good sized sitting/dining room
Enclosed South Westerly facing rear garden
Garage in a block
Gas central heating and double glazing
Ideal as a home or investment
Viewing highly recommended



Guide £275,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK6962



This mid terrace house is located in this popular residential close on the outskirts of Falmouth, close to the Boslowick parade of shops.

The property has been rented out for many years giving potential purchasers the chance to put their own mark on it and create a home to their own individual taste.

The accommodation is spacious and comprises; two double bedrooms and a shower room upstairs whilst downstairs is a generous sitting/dining room and kitchen. Outside, to the rear, are enclosed South Westerly facing gardens. The property also benefits from a garage in a nearby block.

Messack Close is a popular no-through road in a favoured and elevated position within approximately one mile of Falmouth town centre, its harbourside and beaches. The property is conveniently situated for St Francis, St Mary's and Marlborough primary/junior schools and Falmouth Secondary School is within walking distance. Down the hill are local amenities at Boslowick with a parade of shops and a Co-op convenience store. At the foot of Penmere Hill there is a petrol station/convenience store whilst the branch line station at Penmere is a short distance away and connects Falmouth Docks to the cathedral city of Truro and on to mainline Paddington. A regular bus service runs close by at the end of the road.

As the vendors sole agent's, we highly recommend an early appointment to view.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

Through the front garden, a pathway leads to a covered porch with obscure double glazed front door providing access to:

ENTRANCE PORCH

Double glazed window to the side and further opaque internal window to sitting/dining room, coat hooks, wood laminate flooring, meter cupboard, part glazed door leading to sitting/dining room.

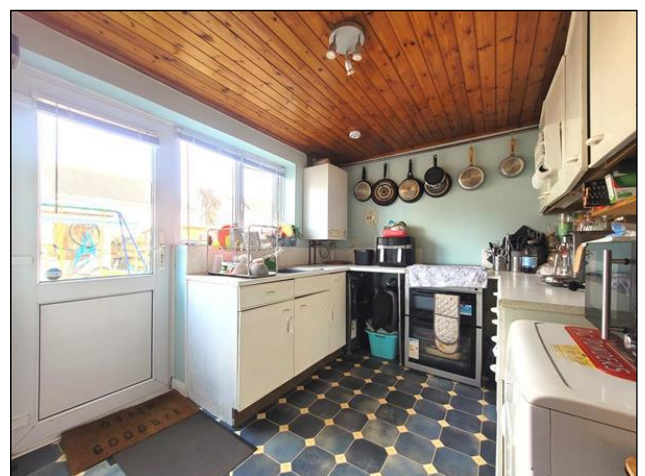
SITTING/DINING ROOM 5.87m (19'3") x 3.61m (11'10") maximum.

Double glazed picture window to the front, a focal point fireplace with wooden mantle, TV aerial point, radiator, telephone point, stairs rising to first floor landing, glazed door to kitchen.

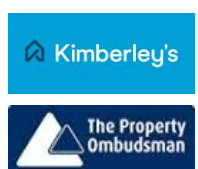


KITCHEN 3.61m (11'10") x 1.57m (5'2")

With a double glazed window to the rear. The kitchen is fitted with a selection of matching base and wall mounted units, roll edge work surfaces to three sides with tiled splash back, inset single drainer stainless steel sink unit with mixer tap, space for cooker, space and plumbing for washing machine, space for refrigerator/freezer, wall mounted boiler serving domestic heating and hot water, wood panelled ceiling, double glazed door leading out onto the garden.



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.



STAIRS FROM SITTING/DINING ROOM TO:

FIRST FLOOR LANDING

Doors leading to bedrooms and bathroom, hatch to loft space, built-in shelved storage cupboard.

BEDROOM ONE 3.58m (11'9") x 3.28m (10'9")

Double glazed window to the front with pleasant views over nearby fields, radiator, TV aerial point.



BEDROOM TWO 3.58m (11'9") x 2.49m (8'2")

Double glazed window to the rear, radiator, built-in over stairs storage cupboard.



SHOWER ROOM

A fitted suite to comprise; large walk-in double shower cubicle with integrated shower, pedestal wash hand basin and low-level flush wc, part tiled walls, towel rail radiator, wood panelled ceiling, ceiling mounted extractor.



OUTSIDE

To the front, the garden is open plan with a pathway laid to hardstanding leading up to the front door. The remainder is laid to shingle with hedging to boundary. From the front a communal pathway services the row of houses and leads to the garage block and communal parking. To the rear, the garden is fully enclosed and laid to paving adjacent to the house. A pathway laid to hardstanding runs the length of the garden to the rear gated access. There are areas laid to Astroturf and a paved patio area towards the base of the garden. There is an outside water tap and wooden panelled fencing to boundary. Being South Westerly facing, this garden is a lovely sunny spot in which to sit out and enjoy.



GARAGE

Located in a nearby block with metal up and over door.



PARKING

There is unrestricted parking at the end of the terrace on a first come, first served basis.

SERVICES All mains services are connected.

COUNCIL TAX Band D.

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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