



Penryn

A spacious 1950's mid terrace family home
Popular and convenient residential location
Spacious fitted kitchen/dining room
Lounge and separate reception room
Three good bedrooms, bathroom/wc combined
UPVC double glazing, gas central heating
Front and rear lawned gardens
Elevated views to countryside and river glimpses
Clear Mundic block test dated 2007
Being sold with 'no onward chain'



Guide £310,000 Freehold

ENERGY PERFORMANCE RATING: BAND C

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

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www.kimberleys.co.uk

REF: SK7037



Kimberley's are delighted to offer for sale this three bedroom, terraced house set in an elevated position and with the benefit of a clear Mundic Block test dated 2007 and being sold with 'no onward chain'.

The well presented and spacious accommodation in brief comprises: lounge, separate reception room, fitted kitchen/dining room, three bedrooms and a bathroom/wc combined. Outside there are spacious open plan gardens to both the front and rear.

Andrewartha Road is a favoured and popular spot located in residential Penryn and offers the ultimate convenience for the station (linking Falmouth to Truro and mainline London Paddington) and schools whilst being a short walk from Penryn town centre.

Penryn's bustling town centre offers a good range of amenities including a convenience store, post office, cafes and takeaways, galleries, a regular bus service which connects to the neighbouring town of Falmouth to Truro. At the top of the town you will find Penryn College and junior school and Falmouth University (Tremough Campus). For the sport minded buyer, Penryn Rugby Club and Football Club are close at hand and the Penryn River along Commercial Road with the boat yard at Islington Wharf is just a few minutes downhill walk.

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

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

Concrete steps and pathway with handrail leading to the front porch which in turn leads to a UPVC double glazed front door to:

ENTRANCE HALLWAY

Doors leading into sitting room and reception rooms, stairs rising to first floor landing with two storage cupboards housing (one housing the boiler), access to the three bedrooms and bathroom/wc.

SITTING ROOM 3.25m (10'8") x 5.51m (18'1")

Accessed by a multi-paned glazed door. UPVC double glazed window, a focal point fireplace with hearth and surround with electric fire, ceiling light point, carpet. Door to:



SECOND RECEPTION ROOM 3.71m (12'2") x 3.23m (10'7")

UPVC double glazed window overlooking the front of the property, central ceiling light, carpet, archway leading to kitchen.



KITCHEN 3.89m (12'9") x 1.75m (5'9") plus 1.68m (5'6") x 4.24m (13'11")

UPVC double glazed windows overlooking the side and rear. An L-shaped kitchen fitted with a range of matching wall and base units, integrated refrigerator/freezer, space for dishwasher and washing machine, inset stainless steel sink unit with hot and cold mixer tap, Hygiena double oven in housing unit, inset gas hob with concealed extractor over, vinyl flooring, central ceiling lights, rear back door leading out to the patio area.



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.





STAIRCASE FROM HALL TO:

FIRST FLOOR LANDING

With access to bedrooms and bathroom/wc combined, UPVC window overlooking the enclosed rear garden.



BEDROOM ONE 3.25m (10'8") x 3.73m (12'3")

UPVC double glazed window, radiator, central ceiling pendant light.



BATHROOM

Opaque UPVC double glazed window to the rear elevation. Fitted with a white suite comprising; panelled bath with twin chrome taps and tiled surround, shower over with shower screen, pedestal wash hand basin with chrome taps, low-level flush wc, white towel rail, central ceiling light.



BEDROOM TWO 2.26m (7'5") x 2.84m (9'4")

UPVC double glazed window overlooking the South West enclosed rear garden, carpet, central ceiling pendant light, small radiator.

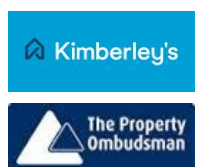


BEDROOM THREE 2.57m (8'5") x 4.60m (15'1")

Dual aspect UPVC double glazed windows with glimpses over countryside to the Penryn River, central ceiling light, carpet, radiator.



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OUTSIDE

To the front there are concrete steps and a path taking you up to the front of the property. At the front there is a good sized lawned garden bordered on one side with a privet hedge. To the rear there is a shingle path to the right taking you to a decked area where you can relax and enjoy the south facing garden. To the left there is a lovely lawned garden enclosed by timber fencing to two sides and post and wire boundary to the other. At the far end of the garden there is a selection of mature shrubs and trees.



VIEW



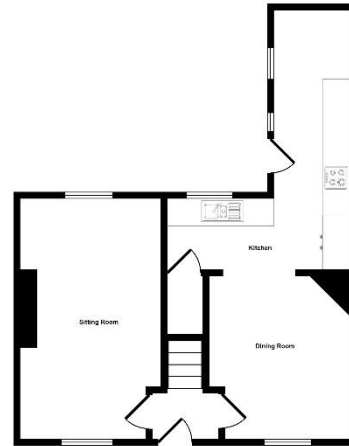
SERVICES Mains gas, electricity, water and drainage.

COUNCIL TAX Band B.

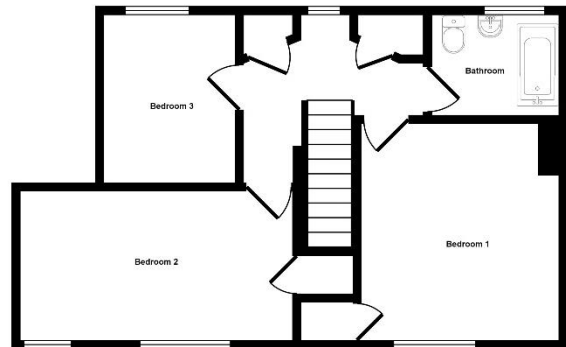
MONEY LAUNDERING

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.

FLOORPLAN



Ground Floor
Approx 46 sq m / 500 sq ft



First Floor
Approx 44 sq m / 471 sq ft

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