



## Falmouth

**A double fronted semi-detached house  
Set on one of Falmouth's favourite roads  
Being sold with 'no onward chain'  
In need of general updating and refreshment  
Gas central heating, some double glazing  
Two reception rooms, fitted kitchen  
Three bedrooms, ground floor wet room  
Generous plot and surrounding gardens  
Detached garage and multiple parking to the rear  
Clear Mundic Block Test (Class A2) September 2024**

**Guide £417,500 Freehold**

**ENERGY PERFORMANCE RATING BAND E**

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

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7069



This older style, double fronted, three bedroom semi-detached chalet style home is set in one of Falmouth's favourite locations at Kings Avenue and is conveniently placed close to local amenities, the branch line station at Penmere Halt and a longer stroll to local schooling, Falmouth's famous sea front and beaches.

The house has just been refreshed with neutral redecoration both inside and the exterior and still offers potential new owners the opportunity to create a home to their own taste and requirements. The property has features including gas fired central heating by radiators, a combination of double glazed windows and doors (where stated) and fitted floor coverings throughout.

The accommodation in sequence includes a reception hall, sitting room, separate dining room, a fitted kitchen, a ground floor wet room/wc and the third bedroom. A staircase from the reception hall takes you to the first floor landing where you will find two double bedrooms (making three in total). Set on a level, generous plot with wide front gardens and a lawn to the side and a gateway taking you into a generous rear garden with further lawns and patio, a detached garage and parking for two/three cars can be approached via a rear service lane.

The property is being sold with 'no onward chain' and has the benefit of a clear Mundic Block Test (Class A2) on the 14th September 2024 making this eminently suitable for mortgage lending purposes. A copy is here at our office for your perusal.

***As our clients sole agents, we thoroughly recommend an immediate viewing to secure this desirable home.***

***Why not call for an appointment to view today?***

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

A gateway leads to a path taking you to:

#### **ALUMINIUM FRAMED DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANELS TO:**

#### **RECEPTION HALL**

Having a fitted carpet, double radiator, staircase to first floor, under stairs storage cupboard, access to principal rooms.



#### **SITTING ROOM 3.91m (12'10") x 3.61m (11'10")**

Having two aluminium framed double glazed windows enjoying a pleasant outlook over the front garden, corner painted brick fireplace with matching hearth and inset gas coal effect fire, double radiator, coved cornicing, painted and glazed internal door, fitted carpet.

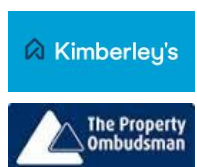


#### **DINING ROOM 3.91m (12'10") x 3.66m (12'0")**

Having a fitted gas fire, louvre doored storage cupboards either side and display shelving over, coved cornicing, double radiator, large UPVC double glazed window overlooking the front garden, fitted carpet, painted and glazed door from the hallway, multi-paned sliding door leading to:



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.



### **FITTED KITCHEN 3.66m (12'0") x 2.92m (9'7")**

Equipped with a range of matching wall and base units with roll top work surfaces and ceramic tiling over, two bowled stainless steel sink unit with a cutlery drainer and chrome mixer tap, plumbing for washing machine, space for under counter refrigerator, gas cooker with extractor hood over, radiator, UPVC double glazed door to the garden and matching window alongside, cushioned flooring, door to:



### **WET ROOM 1.83m (6'0") x 1.68m (5'6")**

With white suite comprising a shower area with Mira Advance thermostatically controlled electric shower, low flush wc, wash hand basin with chrome easy-on hot and cold taps, two fully tiled walls, non-slip flooring, double radiator, extractor fan, built-in linen cupboard, frosted aluminium framed double glazed window.

### **BEDROOM THREE 3.66m (12'0") x 2.74m (9'0")**

Approached from the entrance hall and with UPVC double glazed window overlooking the garden to the side, double radiator, new fitted carpet.



### **TURNING STAIRCASE FROM HALL TO:**

#### **FIRST FLOOR LANDING**

With double glazed window at the mezzanine level, deep walk-in cupboard with access to two eaves storage areas.

### **BEDROOM ONE 3.66m (12'0") x 2.74m (9'0")**

With deep bay having a built in nest of drawers and window sill over, double glazed window enjoying a pleasant outlook to the front, built-in storage cupboard, TV aerial point, radiator, four-panelled internal door, canopied ceiling.



### **BEDROOM TWO 3.73m (12'3") x 2.77m (9'1")**

Again, with fitted carpet, double glazed window enjoying a pleasant outlook, two sets of louvre doors housing hanging space and a second door leads to a boiler cupboard that houses a Worcester Bosch gas combination boiler, canopied ceiling, four panelled internal door.



### **OUTSIDE**

The house sits on a generous and wide plot and is approached via a pedestrian gate to a tarmac pathway which bisects two areas of level shaped lawns, a wide selection of plants, shrubs and mixed hedging along the front boundary, a timber gateway leads into a side garden with lawn, timber fencing and paved patio leading around to a generous level mature garden with steps and wheelchair motorised ramp leading to the back of the property. A paved pathway bisects areas of lawn, well stocked flower borders again with a wide variety of plants, shrubs and trees, a timber garden shed, small paved patio area and a rear gateway leading to:

**DETACHED GARAGE 6.96m (22'10") x 3.73m (12'3")**

Having a double glazed personal door, window to rear and up and over door. In front of the garage there is a parking area for two good sized vehicles and this is approached over a rear service lane behind Kings Avenue.



**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.



**COUNCIL TAX** Band C.

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

**AGENTS NOTE**

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