



Falmouth

An end of terrace family home
Facing a green and lightly wooded area
Ideal first time purchase
Being sold with 'no onward chain'
In need of cosmetic refreshment
UPVC double glazing, gas central heating
Two reception areas, fitted kitchen
Four bedrooms, bathroom/wc
Manageable gardens to the rear
Single garage in a block opposite



Guide £265,000

**ENERGY EFFICIENCY RATING
BAND C**

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

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REF: SK7097



We pleased to offer as our client's sole agents, this four bedroom, end of terrace home which is set in a popular residential location facing an open green area and light woodland and also having direct access down to some delightful country walks close by.

The house is being sold with 'no onward chain' and is in need of some cosmetic refreshment and this gives potential new owners a great opportunity to buy a spacious home where they can personalise and create a home to their own taste and requirements.

Current features include gas central heating by radiators and UPVC double glazed windows and doors.

The well proportioned accommodation includes on the ground floor, a reception hall, a lounge open plan to the dining room, a kitchen/breakfast room, rear hallway and cloakroom/wc. The first floor has a long landing, four bedrooms and a bathroom/wc combined. Outside the property, there are manageable gardens to the rear, a block built garden store and a single garage within a block at the rear of the house.

The house is ideally situated for access into Falmouth town centre, various educational facilities, the beach and sea front and Penmere branch line station.

We thoroughly recommend an immediate viewing to secure this 'chain free' property requiring refreshment.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC DOUBLE GLAZED DOOR WITH FROSTED PRIVACY PANEL AND MATCHING WINDOW ALONGSIDE LEADING INTO:

RECEPTION HALL

With wood finish vinyl flooring, deep storage cupboard, double radiator, central ceiling light, turning staircase to first floor, telephone point, door to inner hallway, panelled internal door to:

LOUNGE 5.18m (17'0") x 3.25m (10'8")

A generous main reception room with broad UPVC double glazed windows enjoying a pleasant outlook over an open green area to light woodland beyond, laminate wood flooring, double radiator, coved cornicing, two ceiling lights, open archway to:



DINING ROOM 3.35m (11'0") x 3.05m (10'0")

With continued laminate wood flooring, broad UPVC double glazed window overlooking the rear garden, single radiator, coved cornicing, doorway to:

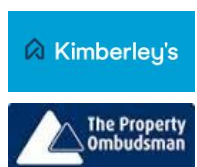


FITTED KITCHEN 3.35m (11'0") x 2.84m (9'4")

Equipped with a range of matching wall and base units in light wood effect, brushed steel handles, granite effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit, easy-on chrome finish hot and cold taps, plumbing for washing machine, space and venting for tumble dryer, wall mounted Vaillant gas central heating boiler, extractor fan, vinyl flooring, strip light, plumbing for radiator, return door 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.





REAR HALLWAY

UPVC double glazed door with frosted privacy panel and cat flap leading to the outside, large built-in cupboard with electric consumer box, meter and gas meter.

CLOAKROOM

With low flush wc, wash hand basin with hot and cold taps and frosted double glazed window to the rear aspect.

TURNING STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

With deep linen cupboard with slatted shelving.

BEDROOM ONE 4.01m (13'2") x 3.25m (10'8")

Having a broad UPVC double glazed window enjoying a pleasant outlook to the front over the open green area towards light woodland, radiator, central ceiling light.



BEDROOM TWO 3.35m (11'0") x 3.05m (10'0") into recess.

With UPVC double glazed window overlooking the rear garden, single radiator, wooden flooring, double fitted wardrobe cupboard with hanging space and shelving.



BEDROOM THREE 3.05m (10'0") x 2.69m (8'10")

Again, with UPVC double glazed window overlooking an open green area towards light woodland, single radiator, central ceiling light, large open wardrobe recess with hanging space and shelving.



BEDROOM FOUR 2.46m (8'1") x 2.36m (7'9")

A good sized fourth bedroom with double glazed window overlooking the rear garden, double radiator, panelled internal door.



BATHROOM

Opaque UPVC double glazed window to the rear elevation. Fitted with a white suite comprising; handled and panelled bath with shower and shower curtain, low flush wc, pedestal wash hand basin.



OUTSIDE

GARDENS

At the front of the property there are open plan gardens in need of cultivation and fronting an open green area with pathway to lovely rural walks. At the rear of the house there are terraced gardens with steps and a pathway leading to the rear gate. The garden is also in need of cultivation. Just at the rear of the house there is a good sized block built garden store with lighting and a work bench.

GARAGE

There is a single garage en bloc with up and over door which is located behind the property.

SERVICES

Mains drainage, water, electricity and gas (not of these have been tested by our company).

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.

