



Falmouth

A well presented, end of terrace home
Popular residential location
Ideal as a home or investment property
UPVC double glazed windows and doors
Gas central heating by radiators
Spacious sitting room overlooking the front aspect
Fitted kitchen opening to conservatory
Two bedrooms, family bathroom in white
Delightful front and rear gardens, garage in block
Being sold with the benefit of 'no onward chain'

Guide £290,000 Freehold

AWAITING EPC

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

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www.kimberleys.co.uk

REF: SK7121



Kimberley's are delighted to bring to the market this end terrace, two bedroom family home which is situated in a popular residential location at Messack Close.

The property is presented to a very high standard throughout and has accommodation in brief comprising; a large lounge, fitted kitchen opening to conservatory on the ground floor and to the first floor there are two generous sized bedrooms and a family bathroom/wc combined.

Messack Close proves to be an ever popular and much sought after residential location at the top of Boslowick where you will find an array of amenities including the Co-op convenience store, the parade of shops and of course Boslowick Garage. Located on the outer fringes of Falmouth and the town centre, the property is also convenient for Swanpool Beach with its lake, Nature Reserve and spectacular sea front boasting its Blue Flag Gyllyngvase and Castle Beaches. The property is convenient for Falmouth Golf Club and the Above the Bay Restaurant and there are good transport links via bus and the train station at Penmere that links Falmouth to the cathedral city of Truro. For those with children there are good infant and junior schools nearby and Falmouth School for secondary education.



KITCHEN 3.63m (11'11") x 2.49m (8'2")

Fitted with a range of matching wall and base units with wooden handles, wood effect roll top work surfaces over incorporating a stainless steel sink unit with chrome mixer tap, inset Hotpoint hob with tiled splashback and extractor fan over, inset Hotpoint gas oven, space and plumbing for automatic washing machine, radiator, space for refrigerator/freezer, ceramic tiled flooring, stainless steel spotlights, UPVC double glazed window with Georgian style glazed door to the side overlooking and giving access to the conservatory.



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

Why not call for your personal appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed door into:

ENTRANCE PORCH 1.45m (4'9") x 0.89m (2'11")

Having a storage cupboard, glass panelled wooden door to:

SITTING ROOM 5.87m (19'3") x 3.63m (11'11")

UPVC double glazed window overlooking the south westerly aspect and front garden, feature focal point fireplace with wooden painted surround and electric fire, two radiators, wood effect flooring, two ceiling lights, wood effect flooring, staircase to first floor, door 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.





CONSERVATORY 3.20m (10'6") x 2.92m (9'7")

Of UPVC double glazed construction with fan light windows and door to rear garden, wood effect flooring, electric point.



FROM THE SITTING ROOM, STAIRCASE RISING TO FIRST FLOOR LANDING

Access to loft space via loft ladder, storage cupboard housing Worcester gas central heating boiler.

BEDROOM ONE 3.63m (11'11") x 2.54m (8'4")

UPVC double glazed window overlooking the enclosed north east facing rear garden, carpet, central spotlight, radiator, built-in storage cupboard.



BATHROOM

Fitted with a white suite comprising; panelled bath with tiled surround and electric shower and shower curtain, pedestal wash hand basin with separate hot and cold chrome taps, low-level flush wc, vinyl flooring, central ceiling pendant light, tiled walls, high level opaque UPVC double glazed window for privacy.



BEDROOM TWO 3.66m (12'0") x 3.28m (10'9")

UPVC double glazed window with far reaching views towards the village of Budock, one double and one single fitted wardrobe cupboard, central ceiling light, radiator, carpet.



OUTSIDE

The property is accessed via the side of the property and has a small area of enclosed garden to the front. To the rear there is a small area of garden accessed from the conservatory or side pathway to which is laid to lawn.



TIMBER WORKSHOP/STUDIO

Located to the rear of the garden and having light and power.



GARAGE There is a garage located in a block nearby.



SERVICES

Mains electricity, gas, water and drainage.

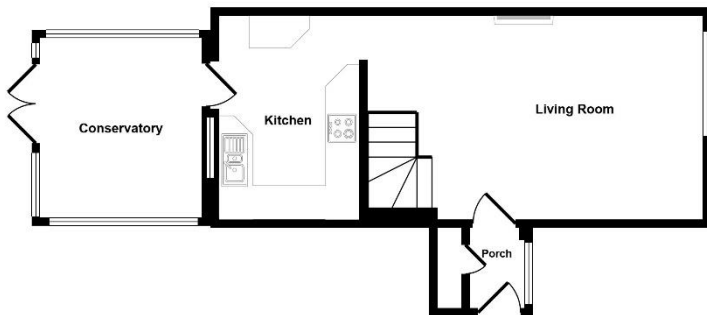
COUNCIL TAX Band B.



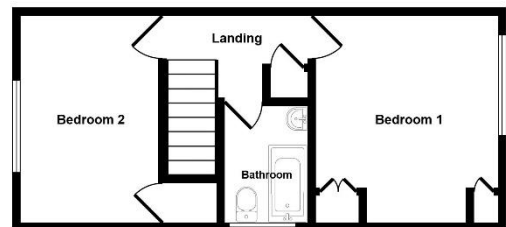
MONEY LAUNDERING

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.

Approx Gross Internal Area
75 sq m / 802 sq ft



Ground Floor
Approx 44 sq m / 470 sq ft



First Floor
Approx 31 sq m / 332 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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