



## Falmouth

A semi-detached family home  
Ideal home or investment  
UPVC double glazed windows and doors  
Gas central heating throughout  
Open plan lounge/diner  
Fully fitted kitchen  
Two double bedrooms, shower room/wc  
Garage and off street parking  
South West facing enclosed rear garden  
Being sold with the benefit of 'no onward chain'

**Guide £350,000** Freehold

**ENERGY EFFICIENCY RATING**  
**BAND C**

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

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REF: SK7432



This well presented semi-detached family home is set in the extremely popular location of Boslowick on the outer fringes of Falmouth and just a short distance from local amenities including local primary and junior schools, the Boslowick parade of shops, Co-op convenience store, Falmouth Golf Club and Swanpool Beach/Nature Reserve.

The property, that can be sold with the benefit of 'no onward chain', has been remodelled over the years with the addition of UPVC double glazing, a fully fitted kitchen. There is also excellent potential for extension, subject to the necessary planning permission being obtained.

The spacious accommodation in brief includes an entrance porch which leads into the open plan sitting room overlooking the front garden and a fitted kitchen with access to the enclosed South West facing garden on the ground floor. To the first floor there are two double bedrooms and a shower room/wc combined. Outside the property there is an attached garage with roller up and over door, parking for several vehicles and to the rear, a patio area with open plan South facing lawn.

#### **THE ACCOMMODATION COMPRISES**

A pathway from the driveway leads to a UPVC double glazed leading to:

#### **PORCH 1.40m (4'7") x 1.80m (5'11")**

With a UPVC double glazed window to the front elevation and a cupboard housing the electric meters.

#### **SITTING ROOM 3.94m (12'11") x 5.26m (17'3")**

A generous main reception room with wood effect flooring, open tread staircase to the first floor, large UPVC double glazed window overlooking the front aspect, large radiator, TV aerial point and four panel door leading into the kitchen.

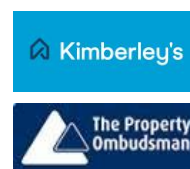


#### **KITCHEN 3.91m (12'10") x 2.79m (9'2")**

Equipped with a range of matching wall and base units in white with chrome handles and roll top work surfaces over, inset stainless steel sink and drainer with hot and cold mixer tap, inset Bosch electric oven and hob with extractor fan over, inset ceiling spotlights, UPVC double glazed window overlooking the enclosed rear South facing 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.



### STAIRCASE FROM SITTING ROOM TO FIRST FLOOR LANDING

With access to an insulated loft space.



### BEDROOM ONE 3.96m (13'0") x 2.90m (9'6")

With UPVC double glazed window overlooking the South West facing garden, radiator, central pendant light, carpet.



### BEDROOM TWO 3.96m (13'0") x 3.66m (12'0")

UPVC double glazed window overlooking the front aspect, radiator, central ceiling pendant light, carpet.



### SHOWER ROOM 1.45m (4'9") x 2.39m (7'10")

UPVC frosted double glazed window to the rear elevation, concealed cistern low level wc and off set hand wash basin with mixer tap set into vanity unit, ladder style heated towel rail, walk-in shower cubicle, fully tiled walls and flooring, inset ceiling spotlights and a useful storage cupboard.



### OUTSIDE

#### GARAGE

The garage has been upgraded by the current owner to benefit from an electric up and over door, commercial grade electrics, along with a hot and cold water supply and sink. This creates a highly versatile space, ideal for use as a hobbies room, workshop or utility area.

#### GARDENS

To the front of the property there is a simple open plan lawn and parking on a concrete driveway for a number of vehicles.

To the rear there is a paved patio area leading to a South West facing garden, laid mainly to lawn, a storage shed in situ.

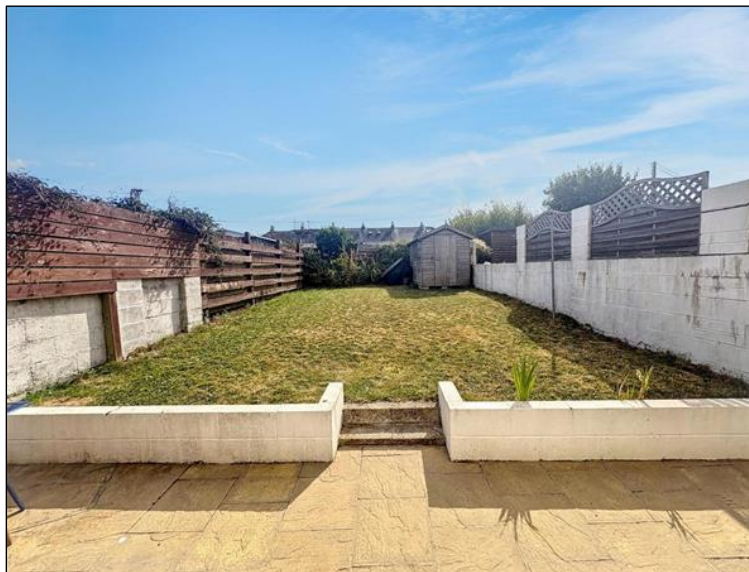
#### COUNCIL TAX BAND B

#### SERVICES

Mains drainage, water and electricity.

#### 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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