



Falmouth

A semi-detached family home
Requires modernisation and improvement
Three good sized bedrooms
Wet room and wc combined
Lounge, kitchen/dining room
UPVC double glazing, gas central heating (new boiler)
Single garage and driveway parking
Front and rear gardens
Extremely popular residential location
Available immediately with 'no onward chain'

Guide £285,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

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www.kimberleys.co.uk

REF: SK7162



This three bedroom SNW built semi-detached family home is situated in a highly sought after residential location on the ever popular development of Goldenbank, just a short distance from Swanpool Beach and Nature Reserve and Falmouth Golf Club.

The property is in need of modernisation allowing prospective purchasers the opportunity to create a home to their own taste and requirements.

The accommodation in brief comprises: entrance hall with staircase to the first floor, lounge and a kitchen/dining room to the ground floor. To the first floor there are three bedrooms and a wet room/wc combined. Outside, there is an open plan lawn, driveway parking and single garage accessed via the front, whilst to the rear there are lawned gardens.

Local amenities include several reputable primary and junior schools close by and Falmouth School and Sports Hub on Trescobeas Road for secondary education, Falmouth Golf Club with its popular 'Above the Bay' restaurant, Swanpool Beach and Nature Reserve and good coastal walks within the area. The property is also a short drive to the parade of shops at Boslowick, the Co-op convenience store and Boslowick Garage.

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:

UPVC double glazed door to:

ENTRANCE HALL

With radiator, telephone point, staircase rising to the first floor landing, door to:

LIVING ROOM 4.42m (14'6") x 3.86m (12'8")

Having a picture UPVC double glazed window overlooking the front elevation, feature brick faced fireplace, under stairs storage cupboard, door through to kitchen/dining room.



KITCHEN/DINING ROOM 4.72m (15'6") x 3.25m (10'8")

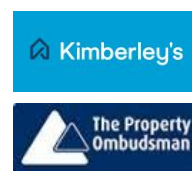
The kitchen area is fitted with a range of matching base and eye-level units with roll top work surfaces, Belfast sink, larger cupboard housing the newly fitted combination boiler, space for cooker and washing machine, UPVC double glazed door opening to the side patio area.

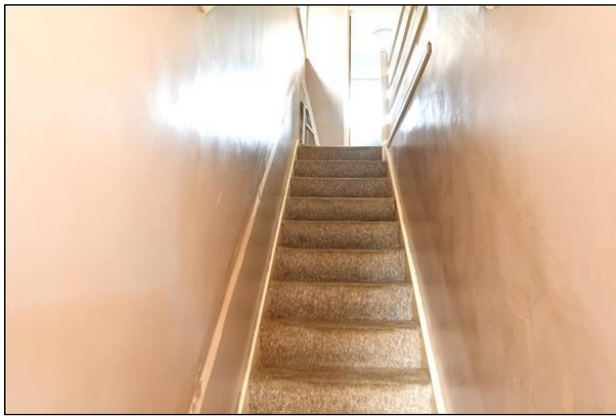


STAIRS FROM HALLWAY TO FIRST FLOOR LANDING

Double glazed window to the side, airing cupboard housing hot water tank, access to loft space.

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.





BEDROOM ONE 4.22m (13'10") x 2.84m (9'4")

With UPVC double glazed window overlooking the rear garden, radiator, carpet.



BEDROOM TWO 3.45m (11'4") x 2.59m (8'6")

With UPVC double glazed window overlooking the front aspect, radiator, carpet.



BEDROOM THREE 2.44m (8'0") x 2.13m (7'0")

UPVC double glazed window overlooking the front aspect, radiator, carpet.



WET ROOM/WC

Having a shower area with Respatex panelling and electric shower, grab rail and low level screening, low-level flush wc, wash hand basin with chrome mixer tap, obscure UPVC double glazed window to the rear.



OUTSIDE

The front garden is laid mainly to lawn with a paved pathway and steps to the front door. There is a tarmac driveway leading to the single garage.

To the rear, there is a garden enclosed by timber fencing and is laid to lawn.

SERVICES Mains water, drainage, electricity and gas.

COUNCIL TAX Band C.

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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