



Helston

A middle terrace family home
Popular residential area near town
Being sold as a 'chain free' sale
Considered ideal as a home or investment
UPVC double glazing, gas central heating
Bright dual aspect lounge/dining room
Fitted kitchen, cloakroom/wc
Three bedrooms, bathroom and combined wc
Enclosed rear garden with lawn and patio
Unrestricted on road parking



Guide £250,000 Freehold

ENERGY EFFICIENCY RATING BAND C

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

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REF: SK7182



We are delighted to offer as our clients' sole agents, this middle terraced family home which is set in a popular residential cul-de-sac just off Station Road, within walking distance of local schools, amenities and Helston Sports Centre.

The property is being sold with 'no onward chain' and is considered ideal for first time buyers or investors looking to add to their lettings portfolio.

It is worth mentioning that the property has been successfully let for a number of years by our client and since becoming vacant, the property has been redecorated and re-carpeted.

The property has features including gas fired central heating by radiators, UPVC double glazed windows and doors, a re-modelled bathroom and new fitted carpets.

The spacious accommodation includes a reception hall, ground floor cloakroom, a good-sized fitted kitchen and a dual aspect lounge/dining room overlooking the front and rear aspect. A staircase takes you to the first floor landing where you can find three bedrooms (two doubles and one single) and a bathroom/wc combined. Outside you will see unrestricted on road parking within the cul-de-sac and at the rear, simple gardens with lawn, patio and a timber garden shed.

Helston is a traditional market town which boasts much history and charm and stands as the gateway to the Lizard peninsula which is mainland Britain's most southerly point, with many picturesque coastal and rural villages. Helston town itself provides a good range of amenities, including a sports centre with indoor swimming pool, junior and comprehensive schooling, sixth form College, cinema, doctors surgeries, hospital, pharmacies and a good variety of shops and supermarkets.

A viewing is highly recommended to secure this delightful property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

A covered porchway with a gated re-cycling area and houses the gas and electric meters. A UPVC double glazed front door with frosted privacy panel leads into:

RECEPTION HALL

With new fitted carpet, radiator, turning staircase, linen cupboard with slatted shelving, access to principal rooms.

CLOAKROOM

With a white suite comprising; low flush wc, pedestal wash basin with chrome easy-on hot and cold taps, tiled splash back, fitted mirror, frosted double glazed window and vinyl flooring.

UTILITY ROOM

With plumbing for washing machine, vinyl flooring, coat hooks.

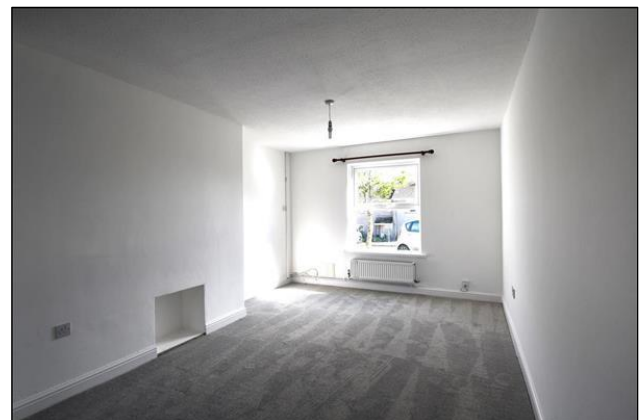
KITCHEN 3.76m (12'4") x 2.24m (7'4")

Equipped with a range of matching wall and base units, roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit, space for an electric cooker, wall mounted gas central heating boiler, space for under counter refrigerator, ceiling light, vinyl flooring, UPVC double glazed window and matching door overlooking and leading to the garden, door to:



LOUNGE/DINING ROOM 6.55m (21'6") x 2.90m (9'6") plus recess.

A bright dual aspect reception room with double glazed windows overlooking the front aspect and to the rear overlooking the gardens, new fitted carpet, TV aerial point, two ceiling drop lights, internet point.





TURNING STAIRCASE FROM THE ENTRANCE HALL TO THE FIRST FLOOR LANDING

With radiator, deep linen cupboard with slatted shelving.

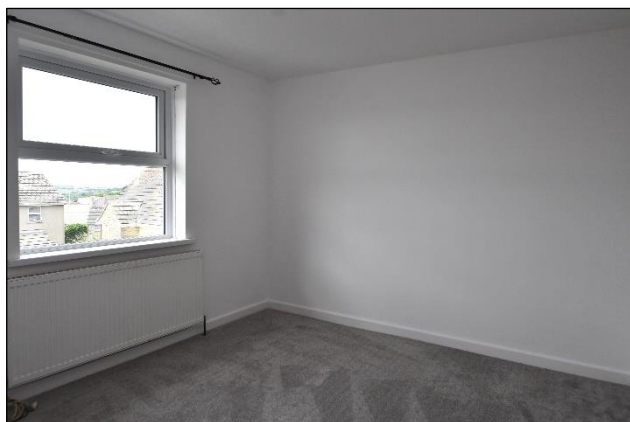
BEDROOM ONE 3.35m (11'0") x 3.05m (10'0")

With double glazed window enjoying a pleasant outlook to the front with partial country views in the distance, new fitted carpet, radiator, central ceiling light.



BEDROOM TWO 3.45m (11'4") x 3.35m (11'0")

Having a UPVC double glazed window enjoying a pleasant outlook over the rear garden to a green area behind the property, radiator, new fitted carpet.



BEDROOM THREE 3.10m (10'2") x 2.26m (7'5")

Another South Westerly facing bedroom with a pleasant outlook to the front aspect and distant country views, radiator, new fitted carpet.



BATHROOM 2.29m (7'6") x 2.08m (6'10")

Re-modelled at some point with a white suite comprising; handled and panelled bath, Mira thermostatically controlled electric shower and fully tiled surround, glass shower screen, pedestal wash basin, low flush wc, further wall tiling, frosted double glazed window, new vinyl flooring, radiator, mirrored bathroom cabinet, recess with three slatted shelves making this an ideal towel storage area, over bath extractor fan.



OUTSIDE

PARKING

The property sits in a quiet cul-de-sac where you can find unrestricted parking on a first-come-first-served basis.

GARDENS

To the rear of the house there are simple gardens with concrete patio, two areas of lawn, a raised decked area, a great place to relax with your family and friends, timber garden shed and a rear pedestrian access.

SERVICES Mains drainage, water, electricity and gas.

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.



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.

