



Falmouth

A delightful end terraced home
Popular residential location, Ideal as a first home or investment
Gas central heating by radiators
UPVC double glazed windows and doors
Dual aspect living/dining room
Fitted kitchen breakfast room
Two double bedrooms, bathroom/wc
Retaining some original features
Superb well stocked garden
Plentiful unallocated parking

£275,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7233



We like to offer for sale, this delightful two bedroom end of terrace house which is set in a popular residential location at Swanvale, within walking distance of local amenities at Boslowick, local schools, Penmere Halt branch line railway station, Swanpool beach and a further stroll into Falmouth bustling town centre.

The house was originally built by Messrs Siley Cox in the 1920's for the shipyard workers and remarkably they are probably the first houses in Falmouth to be built of red brick.

The property has been a comfortable home for our clients since 2017 and during their ownership they have maintained the property and upgraded whilst keeping some of the character features intact.

Packed with features including, gas fired central heating by radiators, UPVC double glazed windows and doors, focal point open fireplace in the living/dining room. panelled internal doors and picture rails in some rooms.

The accommodation includes an entrance hall, living/dining room, fitted kitchen/breakfast room, two double bedrooms and a large bath/shower room combined in white. Outside the property at the front there are steps leading down to a patio area with raised well stocked flower beds and side access a locking gate into a superb rear garden again with large patio, lawns and beautifully stocked borders and rockeries.

An early viewing is essential to secure this fine property.

Why not call for an appointment to view today!

THE ACCOMMODATION COMPRISES

Pedestrian gate and concrete steps with safety hand rails lead down to the entrance.

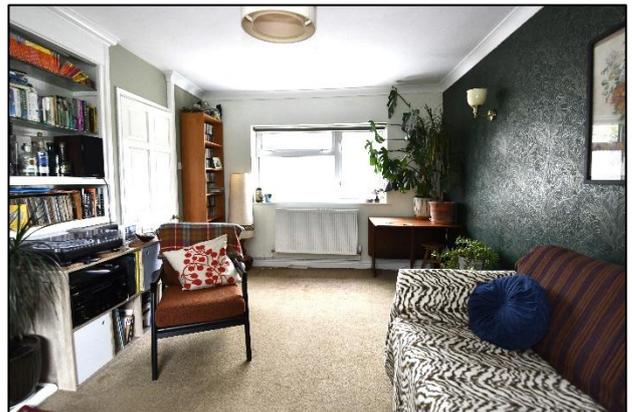
UPVC DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALL

With hard wearing flooring, radiator, under stairs storage cupboard with gas meter and coat hooks, turning staircase to the first floor, cupboard housing electric meter and consumer box, panelled doors to principal rooms.

LIVING/DINING ROOM 5.38m (17'8") x 3.25m (10'8")

A bright dual aspect reception room which has broad UPVC double glazed windows and privacy glass enjoying a pleasant outlook over the front garden, double glazed window to the rear enjoying lovely views over the gardens, a focal point ceramic tiled open fireplace (not tested) with painted surround, tv aerial point built in book and display shelf, double radiator, two wall lights, fitted carpet, six panelled internal doors.



KITCHEN/BREAKFAST ROOM 3.66m (12'0") x 2.92m (9'7") **Into recess either side of the fireplace**

Well equipped with a range of matching wall and base units, extensive wood block effect work surfaces and metro tiling over, solid wood book and display shelving on either side of the room, one and half bowl single bowl drainage sink with chrome mixer tap, plumbing for a washing machine, space for gas cooker, double radiator, ceramic tile flooring, frosted double glazed door leading to the outside and clear double glazed window alongside, strip light and spotlights.



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.





TURNING STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING:

With double glazed window mezzanine height looking over the front garden, cupboard housing the gas central heating boiler, access to insulated loft space, storage cupboard.



BEDROOM ONE 3.58m (11'9") x 3.28m (10'9")

With broad UPVC double glazed window enjoying a lovely outlook over the rear garden to light woodland in the distance, radiator, four panelled internal door, original painted cast iron fireplace and hearth, fitted carpet, picture rail, four panelled internal door.



BEDROOM TWO 3.25m (10'8") x 1.83m (6'0")

Again with double glazed window overlooking the front aspect, picture rail, part canopy ceiling, radiator, four panelled internal door.



BATHROOM 2.62m (8'7") x 2.64m (8'8")

Measured into recess, including shower.

An impressive large bathroom with white suite comprising panel bath with mixer taps, metro tile surround, hand wash basin with chrome hot and cold taps set on a natural wood vanity unit, low flush wc, chrome ladder style heated towel rail, separate fully tiled shower cubicle with Myra electric shower and glass door screen, frosted double glazed window, part canopy ceiling, natural wood towel shelf, vinyl flooring, six panelled internal door.



OUTSIDE

To the front of the property there is a pedestrian gate with concrete steps with safety hand rail leading down to the front garden which has a paved patio area for catching the afternoon sunshine, well stocked flower beds either side of the steps and continuing pathway that leads alongside the property to a locking gate. To the rear of the house there are delightful extremely well stocked gardens offering full width patio steps leading down to the garden itself, paved pathway to the right hand side, beautiful and well stocked borders, gently sloping lawns again with well stocked borders to the right and further well stocked rockery in front of the patio, the garden continues down to the far end you will find a secluded sheltered paved patio which is the best place to catch the afternoon sunshine through to the evening making this a great place to relax and entertain your family and friends.



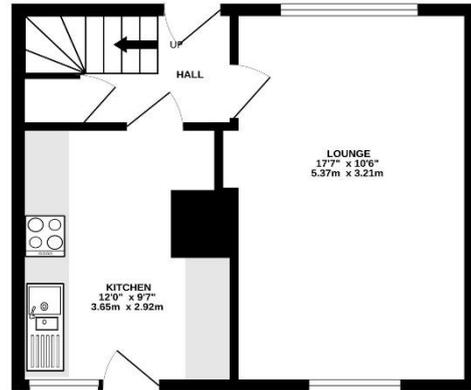
COUNCIL TAX BAND B

SERVICES Mains drainage water, electricity and gas.

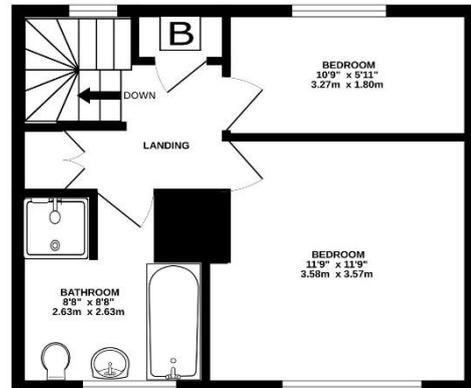
MONEY LAUNDERING

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.

GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



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