

£225,000  
Freehold



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& CO ESTATE AGENTS



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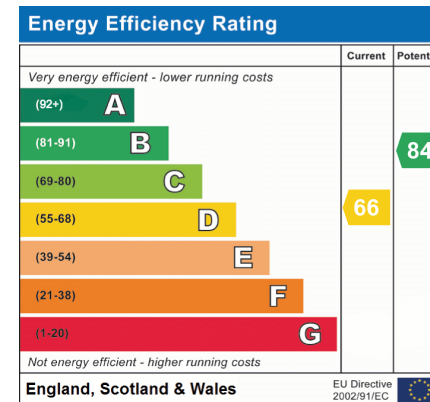


### Features

- Cash Buyers Only
- Spacious Three Bedroom Home
- Living Room
- Separate Dining Room
- Gas Central Heating
- Double Glazing
- Garage And Parking
- Close To Town Centre

### Summary of Property

NO CHAIN\*\*\*Attention Cash Buyers\*\*\* Spacious Three Bedroom Home Close To Falmouth Town Centre\*\*\* Grade B Mundic Block (Non Mortgageable)\*\*\* Would Make An Ideal Main Home Or Investment Property\*\*\* Living Room\*\*\* Separate Dining Room\*\*\* Extended L Shaped Kitchen\*\*\* Wet Room\*\*\* Garage\*\*\* Parking\*\*\* Views To Rear Over Parts Of Falmouth\*\*\*NO CHAIN



## Room Descriptions

### Entrance Hallway

Double glazed door to the front, timber flooring, radiator, stairs ascending to the first floor landing with timber handrail and balustrade, dado rail, opening through to the living room.

### Ground Floor Cloakroom/w.c

Door from the entrance hallway. Comprising a low level w.c, vanity wash hand basin.

### Living Room

3.35m x 4.14m (11' 0" x 13' 7") Opening from the entrance hallway, double glazed bay window to the front overlooking the garden, timber fire surround with cast iron insert and hearth below, recess to either side, picture rail, radiator.

### Dining Room

3.56m x 3.99m (11' 8" x 13' 1") Panel door from the entrance hallway. Double glazed French doors to the rear garden, chimney breast with recess to either side, radiator.

### Kitchen

2.21m x 4.62m (7' 3" x 15' 2") The L shaped kitchen has been extended to the rear and overlooks the back garden. The kitchen comprises a range of cream fronted modern units with roll edged working surfaces and part tiled surrounds, stainless steel range style cooker, inset stainless steel sink and drainer unit with mixer tap over, space for fridge freezer, space for washing machine and dishwasher, 2 radiators, double glazed window to the rear, Velux window to the rear, ceiling spotlights.

### Landing

Stairs ascending from the entrance hallway, Velux window to the rear allowing natural light on to the landing, access to loft space, panel doors off to the bedrooms and wet room.

### Bedroom One

3.53m x 3.76m (11' 7" x 12' 4") Panel door from the landing, double glazed window to the rear providing views out over the surrounding areas of Falmouth, cast iron fireplace with hearth under and recess to either side, picture rail.

### Bedroom Two

3.35m x 3.56m (11' 0" x 11' 8") Panel door from the landing, double glazed window to the front, cast iron fireplace with hearth under and recess to either side, radiator, picture rail.

### Bedroom Three

2.26m x 2.36m (7' 5" x 7' 9") Panel door from the landing, double glazed window to the front, radiator, picture rail.

### Wet Room

Panel door from the landing. The wet room comprises a walk in shower area with chrome mixer shower over, wall hung wash hand basin, low level w.c, tiled flooring, double glazed window to the rear.

### Gardens

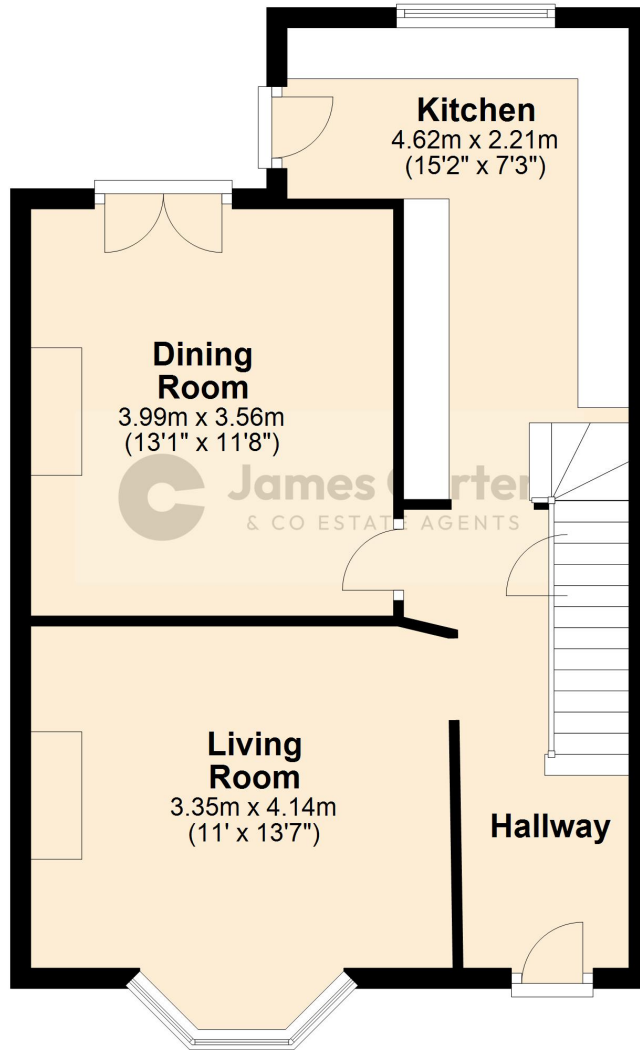
The property has the benefit of both gardens to the front and rear. The front garden is enclosed to both sides and to the front boundary, The garden has been laid out for ease of



# Floorplan

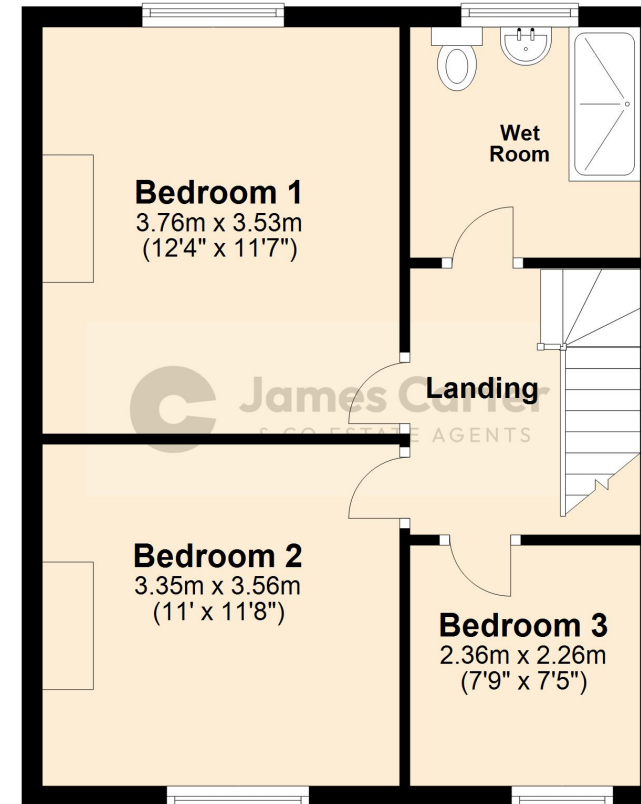
## Ground Floor

Approx. 49.9 sq. metres (536.6 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 93.0 sq. metres (1000.5 sq. feet)

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