



**Meneage Street
Helston
Cornwall
TR13 8RJ**

Offers In Excess Of £350,000

bettermove

Meneage Street Helston

Bettermove are proud to present this 3 bedroom detached house in Helston available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available.

The council tax band is D.

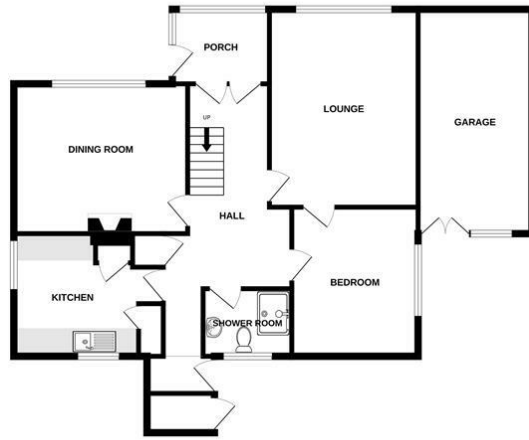
The interior of this property comprises a spacious living room, dining room, bedroom, family shower room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and eves storage. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Helston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A394 and local bus routes.

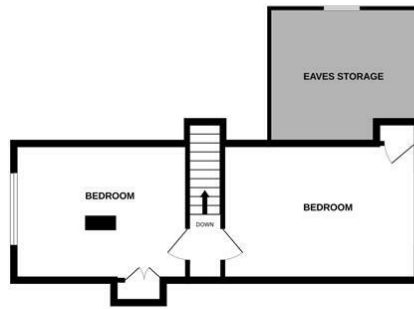
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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