



29 Norfolk Road, Falmouth, TR11 3NT

Guide Price £295,000

Situated on this popular residential road, close to Marlborough Road, Wodehouse Terrace, Trelawney Road and the town centre, a semi-detached house understood to date from the 1920's, providing light, double glazed and gas centrally heated 3 bedroom accommodation with 2 reception rooms, an enclosed rear garden and views from the first floor to the rear, towards the harbour and estuary. Offered with immediate vacant possession and no onward chain.

Key Features

- Semi-detached house
- Walled rear garden
- Popular residential location
- First floor views of the town, harbour and estuary
- EPC rating D
- Double glazing and gas central heating
- Useful basement storage area
- 3 bedrooms
- Immediate vacant possession, no onward chain



THE ACCOMMODATION COMPRISES

(all dimensions approximate)

CANOPIED ENTRANCE

Front pathway, uPVC double glazed door opening into the:-

ENTRANCE VESTIBULE

Dado rail, high level cupboard housing trip switching and electrical meters. Opening into the:-

HALLWAY

Turning staircase rising to the first floor landing, under-stair cupboard and cloaks recess. Central heating control panel. Radiator, telephone point, traditional panelled doors to the reception rooms.

LOUNGE

10'3" x 15'10" (3.14m x 4.84m)

Measurements taken into bay window. Replacement uPVC double glazed bay window to the front elevation. Picture rail, radiator, fireplace with tiled surround and timber mantel.

DINING ROOM

15'7" x 11'5" (4.76m x 3.50m)

Maximum measurements taken. uPVC double glazed window to the rear elevation, tiled fireplace, picture and dado rails. Radiator, TV aerial socket, hatch and doorway to the:-

KITCHEN

7'2" x 10'5" (2.20m x 3.20m)

Double aspect with uPVC double glazed windows to the rear and side elevations, together with a half glazed uPVC door to the rear gardens. Range of fitted wall and base units with round edge worksurfaces between, with tiled splashbacks. Four ring ceramic hob, oven/grill, stainless steel sink unit with mixer tap, recess with plumbing for automatic washing machine. Wall-mounted Ideal gas fired boiler providing domestic hot water and separate heating. Radiator, overhead loft storage area, cooker point.

FIRST FLOOR

LANDING

Picture and dado rails, loft access, air circulatory system, roof light.

BEDROOM ONE

9'2" x 14'1" (2.80m x 4.30m)

uPVC double glazed window to the front elevation. Picture rail, radiator.

BEDROOM TWO

9'2" x 11'5" (2.80m x 3.50m)

Maximum measurements taken. uPVC double glazed window to the rear elevation enjoying views over the neighbouring properties to the harbour, outskirts of Flushing, Trefusis Headland and deep waters of The Carrick Roads. One wall part timber panelled, radiator.

BEDROOM THREE

5'11" x 14'1" (1.82m x 4.30m)

Maximum measurements taken into deep door recess. Double glazed window to the front elevation, picture rail, radiator.

BATHROOM/WC

5'10" x 6'10" (1.80m x 2.09m)

White three piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath with hand grips, Mira instant shower and glazed shower screen. Part-ceramic tiled walls, extractor fan, uPVC double glazed window to the rear elevation, radiator.

THE EXTERIOR

SMALL FRONT GARDEN

Retaining wall with pedestrian gate and footpath to the front entrance door.

REAR GARDEN

Side pedestrian access gate, steps and doorway from the kitchen, cold water tap, basement storage room with work bench, light and power connected and access to the sub-floor areas. A useful ancillary space with limited head height. Garden area well enclosed by block walling comprising a level lawned area with flower/shrub borders. Original staircase (now sealed) from the rear elevation.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage, and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

AGENT'S NOTE

Prospective purchasers should be made aware that a historic concrete screening test has provided a clear 'Grade A' classification and therefore deems the property suitable for a mortgage. We understand that a mortgage lender may require an updated Mundic Test to be undertaken, as the age of the current test may prove too old for re-assignment purposes. Laskowski & Company can offer further information and advice regarding a Mundic Test, upon request

TENURE

Freehold.

VIEWING

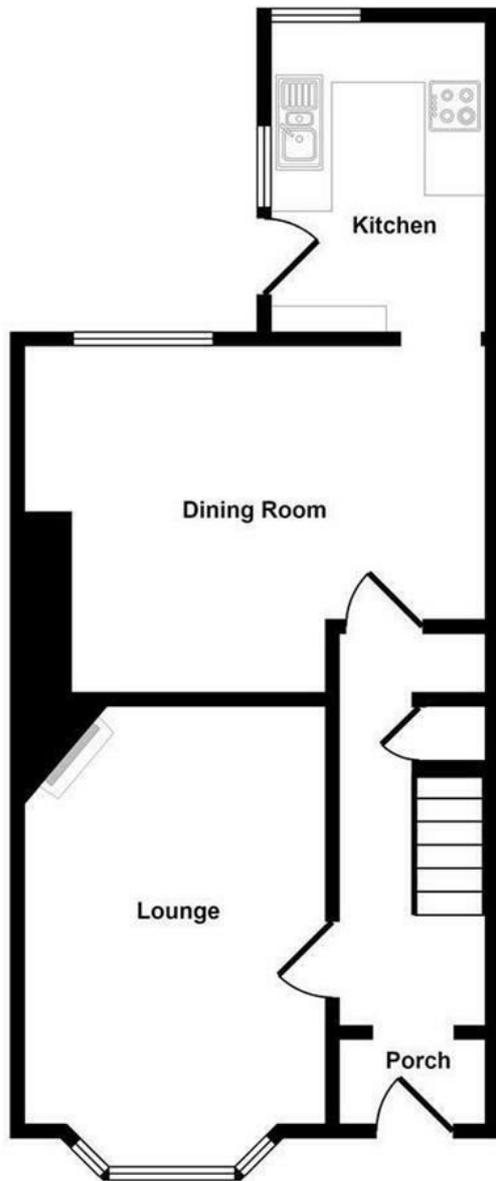
Strictly by prior appointment with the vendors' Sole Agents - Laskowski & Company, 28 High Street, Falmouth TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

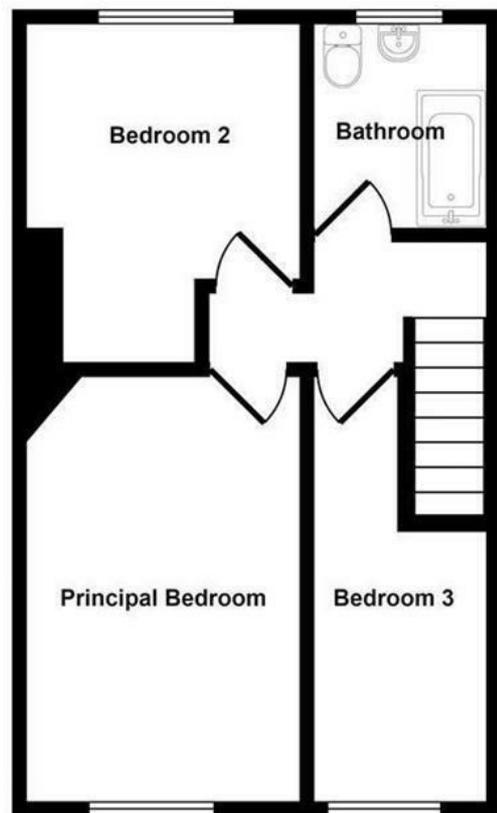
From The Moor and Falmouth town centre, proceed up Killigrew Street and take the first turning left before Falmouth Marine School, onto Trelawney Road. Continue up the hill, at the brow of which turn left at the crossroads onto Marlborough Road. Norfolk Road is then the next turning on the left and Number 29 will be found after a short distance on the right hand side.



Floor Plan



Ground Floor
Approx 44 sq m / 468 sq ft



First Floor
Approx 36 sq m / 387 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.