



Laskowski
&Co



14 Waterloo Road, Falmouth, TR11 3NU

Guide Price £250,000

Located within a few minutes walk of the town centre; a charming 2 double bedroom mid-terraced house offering intriguing, yet well proportioned accommodation, arranged over ground and first floors. To be sold with immediate vacant possession and no onward chain.

Key Features

- Double fronted terrace house
- Light and bright internally
- Ideal first time home
- No onward chain
- 2 bedrooms, 1 shower room
- Great scope for improvement
- Small rear courtyard
- EPC rating E



THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a granite threshold with uPVC front entrance door opens into the:-

ENTRANCE LOBBY

Stairwell with handrail rises to first floor level, panel doors lead to the living room and kitchen. Ceiling light, cupboard housing electrical trip switching and overhead meters.

LIVING ROOM

Particularly quirky and of an irregular shape, with tall replacement double glazed sash window to the front elevation providing much natural light. Alcove with arched recess. TV aerial point, Rointe electric wall heater, BT telephone point.

KITCHEN

Once again, light and bright via a sash uPVC double glazed window to the front elevation. A modest kitchen with fitted units to one side incorporating stainless steel sink with drainer and mixer tap, together with a small number of cupboard units set under a rolltop worksurface. Space for freestanding cooker, varying open shelving. Painted stone and brick elevation adding much character. Wood-effect flooring, ceiling light, panel door leading to the:-

UTILITY

Providing useful open under-stair storage and further space for white goods such as a freestanding fridge/freezer or alternatively, dryer etc. Further wall-mounted shelving, ceiling light, part-glazed rear uPVC entrance door providing access onto the rear courtyard. Continuation of wood-effect flooring, panel door leading to the:-

SHOWER ROOM

Low flush WC, pedestal wash hand basin, and corner shower cubicle with glazed curved shower doors and Mira Sprint electric shower. Raised plinth with space and plumbing for washing machine and dryer in stack. uPVC double glazed window to rear elevation. Water resistant flooring. Tiling to walls with feature panelled section to WC and wash hand basin. Strip light with shaver socket, ceiling light.

FIRST FLOOR

LANDING

Split-level landing with two steps rising respectively to each bedroom. Loft hatch, fixed single glazed window providing an outlook over towards the properties of Clare Terrace.

BEDROOM ONE

A particularly spacious and light room with two replacement double glazed sash windows offering excellent natural light. Room tapering to far corner. Ceiling light, TV aerial point, Rointe electric wall heater.

BEDROOM TWO

Once again, another well proportioned double bedroom featuring double glazed uPVC sash window to front elevation. Rointe electric wall heater, ceiling light.

THE EXTERIOR

REAR COURTYARD

A small rear courtyard with painted stone elevations and concrete hardstanding. A bijoux space offering an excellent degree of privacy.

GENERAL INFORMATION

SERVICES

Mains electricity, water, and drainage are connected to the property. Telephone points (subject to supplier's regulations). Electric wall heaters to the living room and bedrooms.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

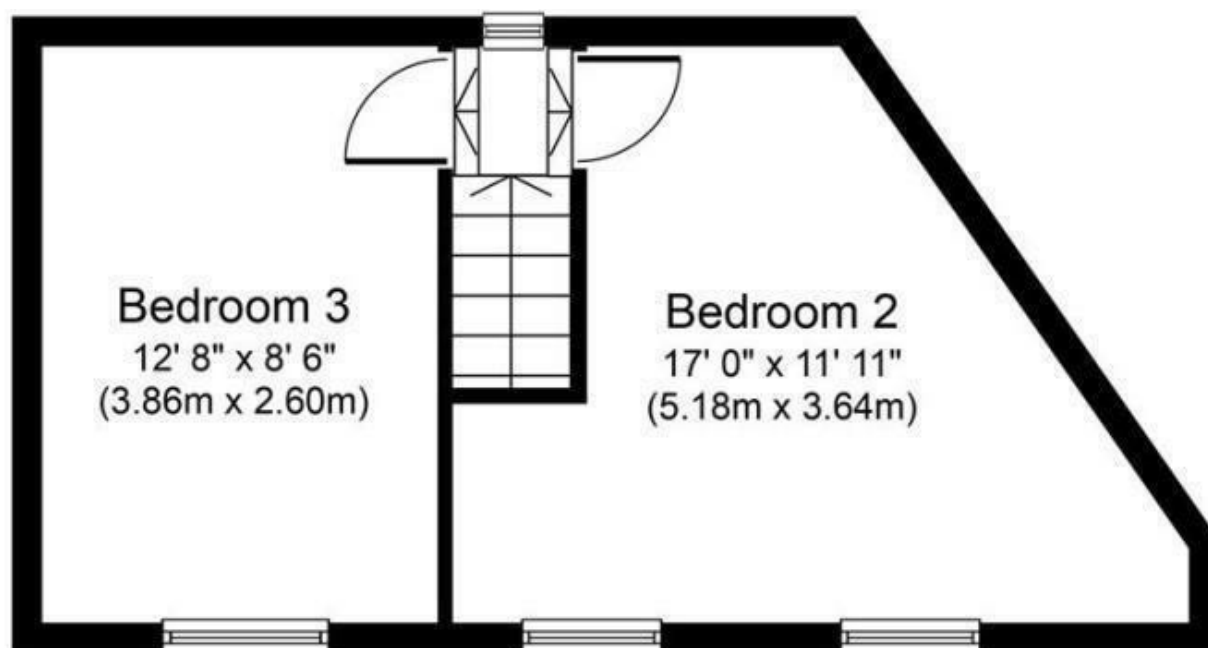
Freehold.

VIEWING

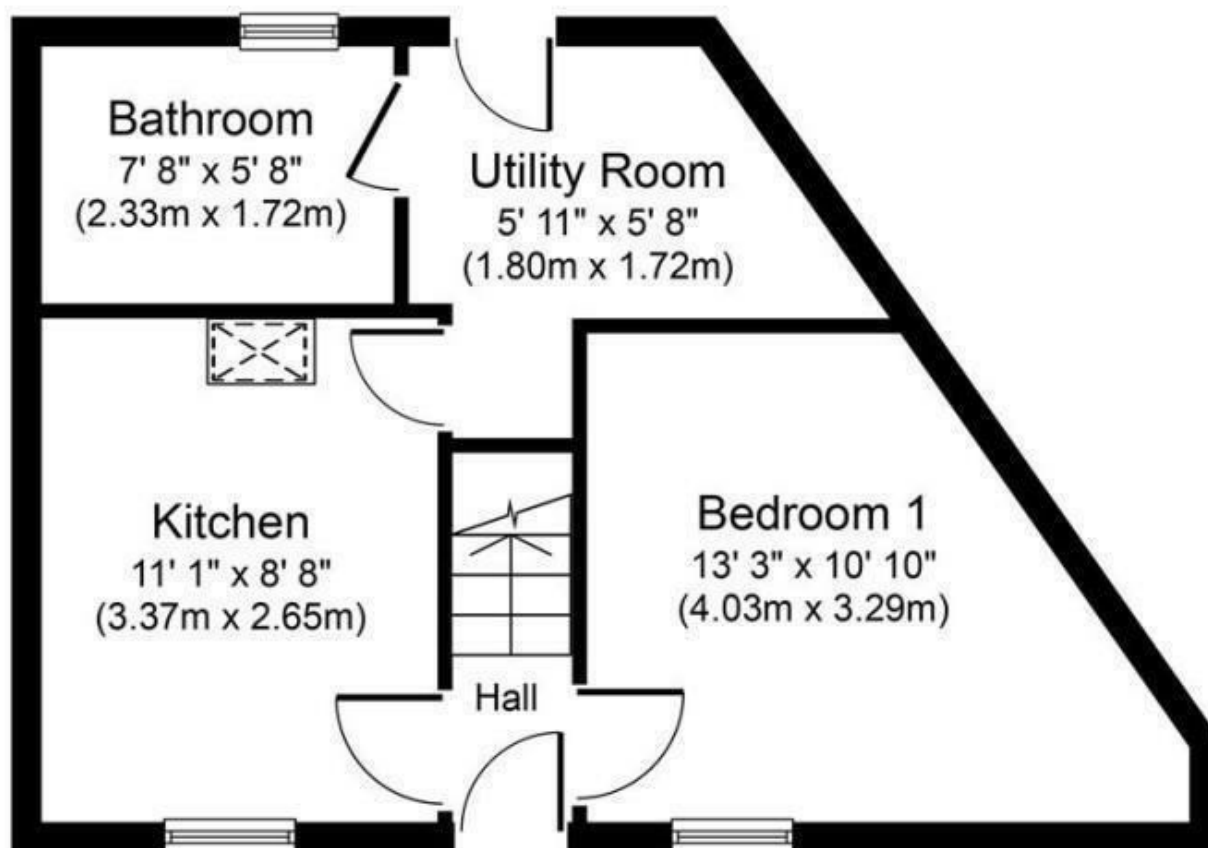
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

www.virtual360.net