



10 Flora Gardens, Helston, TR13 8DW

£325,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# 10 Flora Gardens

- THREE BEDROOM END OF TERRACE FAMILY HOME
- OFF ROAD PARKING
- NICELY PRESENTED
- RESIDENCE IS ARRANGED OVER THREE FLOORS
- VERSATILE AND WELL PROPORTIONED ACCOMMODATION
- BATHROOM AND SEPARATE SHOWER ROOM
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- FREEHOLD
- COUNCIL TAX D
- EPC - C-78

Surprisingly spacious, superbly located!

This well-presented three bedroom end-of-terrace home offers generous room sizes across three floors, including a large lounge with Juliet balcony and a spacious kitchen/diner with doors to the patio. With off-road parking and a tucked-away Helston location, it's ideal for family living.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

CANOPY PORCH

COMPOSITE ENTRANCE DOOR TO THE HALLWAY

HALLWAY

With opening to the staircase and door to the kitchen/dining room.







#### **KITCHEN / DINING ROOM 22'5" x 14'5" (6.83m x 4.39m)**

An open plan room with wood effect vinyl flooring, recessed spot lighting and doors to the boiler cupboard (housing Worcester gas fired boiler), storage cupboard, under stairs storage cupboard, hallway, cloakroom and French doors to the front.

#### **KITCHEN**

Modern white gloss fitted kitchen with working top surfaces incorporating a one and a half bowl wash hand basin with drainer and a four ring gas hob burner with chimney style hood over. There are a range of base cupboards and drawers, complemented by wall units over and white tiling. Integrated appliances include an electric oven, fridge, freezer, dishwasher and a washing machine, whilst space is provided for a tumble dryer.

#### **CLOAKROOM**

Having a low level w.c, wash hand basin with vanity cupboard under, deep blue 'metro' style tiling to part walls, vinyl flooring and spotlights.

#### **STAIRCASE TO FIRST FLOOR**

#### **FIRST FLOOR**

#### **LANDING**

With spotlighting, window to front aspect, opening to a staircase to the second floor and doors to the lounge, bedroom three and family bathroom.

#### **LOUNGE 13'3" x 12'6" (4.04m x 3.81m)**

With laminate wood flooring, recessed spot lighting and French doors opening out to a Juliet balcony

#### **BEDROOM TWO 13'5" x 9'8" (max inc bay window) (4.09m x 2.95m (max inc bay window))**

Double bedroom with recessed spot lighting and a bay window with obscure glazed glass to side aspect.

## BATHROOM

With suite comprising a low level w.c, wash hand basin set atop a vanity unit with cupboards and drawers under and a 'P' shaped bath with curved shower screen and shower attachment. There is a heated towel rail, shaving point and light, extractor, spotlights, partly tiled walls and vinyl flooring.

## OPENING TO STAIRCASE TO SECOND FLOOR

## SECOND FLOOR

### BEDROOM ONE 16'7" x 13'1" (plus recess) (5.05m x 3.99m (plus recess))

Comfortable double bedroom with recessed spotighting, window to front aspect and French doors to a Juliet balcony. Loft hatch to roof space.

### BEDROOM THREE 11'7" x 10'7" (3.53m x 3.23m)

Double bedroom with spotlights and obscure glazed window to side aspect.

## SHOWER ROOM

Having a low level w.c, inset hand wash basin with toiletries cupboard and drawers under and a generous tiled shower cubicle with an electric shower. The walls are partly tiled and there is a heated towel rail and an extractor.

## OUTSIDE

To the front a block paved driveway provides off road parking for a number of vehicles, whilst a side patio plays host to a large shed and an outside tap.

## SERVICES

Mains electricity, water, gas and drainage.

## AGENTS NOTE

We are advised that some of the contents may be available by separate negotiation.

## COUNCIL TAX

Council Tax Band D.





## DIRECTIONS

From Helston town centre proceed down Church Street and turn immediately right into Penrose Road and Flora Gardens will be found a short distance up on the left-hand side. Follow the road down and the property can be found on the right hand side.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

## MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

## ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

## PROOF OF FINANCE - PURCHASERS

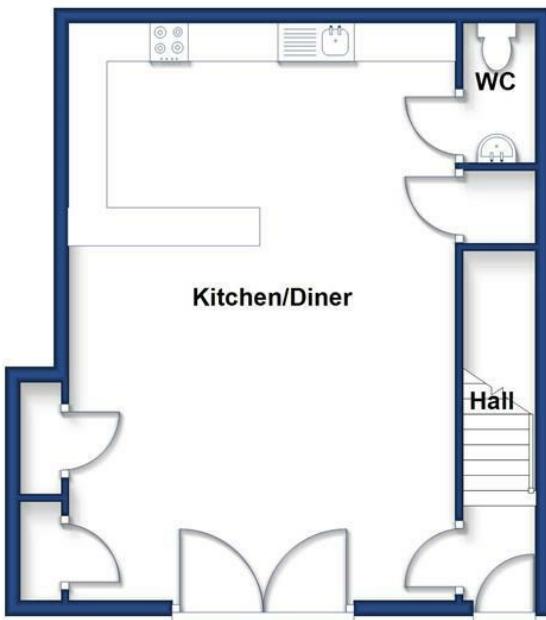
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED.

3rd September 2025

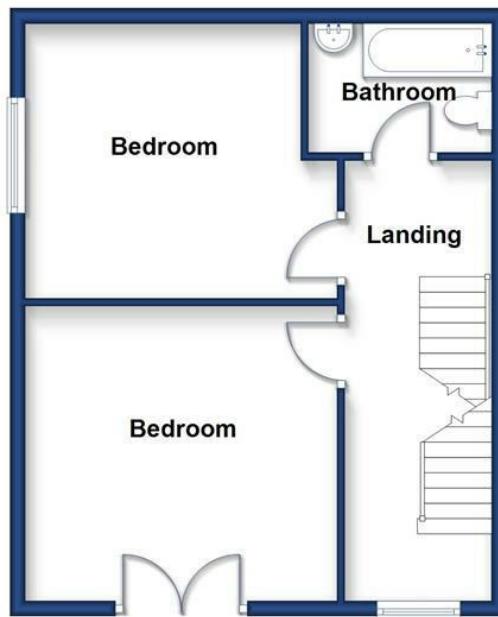
### Ground Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



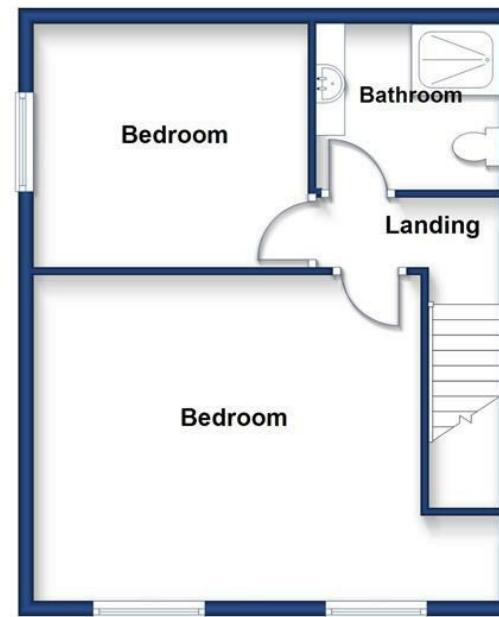
### First Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



### Second Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 140.3 sq. metres (1509.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Christophers Estate Agents**

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