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**Conway Road,  
Falmouth**

**£260,000  
Freehold**





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## Property Introduction

This two bedroom mid-terrace house is located in the popular Conway Road area which is on the outskirts of the town close proximity to schools and Tregoniggie Woods.

The house has an entrance porch, lounge, modern kitchen/diner, two bedrooms on the first floor with Bedroom Two comprising of a bespoke bed that fits the vendor's two children that someone can keep if needed, however, it can be removed if preferred. There is also a modern bathroom on the first floor and each bedroom has a walk-in cupboard.

The rear garden is enclosed, separated by fences on either side and consists of three tiers which is currently a blank canvas for someone to put their own stamp on.

## Location

Positioned on the outskirts of Falmouth in a quiet residential area, on a bus route and with a cut through to lovely woodland walks that can be enjoyed in Tregoniggie Woods. Conway Road is a popular area of mainly bungalows built in the early 1960's, Falmouth Secondary school and the primary schools of St Francis and St Mary's are within a short distance.

The town of Falmouth is about one and a half miles away by car, although a footpath via Polventon Close means that on foot it is closer, there is also Trescobeas doctor's surgery close by. Access out of Falmouth is easy with the bypass only a couple of minutes drive away and the nearby secondary school is very convenient for families.

### ACCOMMODATION COMPRISSES

Double glazed door to:-

### FRONT PORCHWAY

Shoe and coat storage and electrics. Glazed door to:-

### HALLWAY

Stairs to first floor. The hallway opens out to:-

## LOUNGE 14' 0" x 13' 11" (4.26m x 4.24m) including staircase

Two double glazed windows to the front. Bamboo laminate flooring, under stairs shelving and storage and radiator. It should be noted that the lounge features a wooden dog gate. This will be removed at the point of sale. Glazed door to:-

## KITCHEN/DINER 13' 11" x 8' 8" (4.24m x 2.64m)

Double glazed window to the rear. Range of floor and wall mounted cupboards with worktop over incorporating sink unit and drainer, ceramic hob with extractor hood over and integrated eye-level oven. Wine storage, space for washing machine, space for dining room table and space for fridge/freezer. Fixed cabinet and shelving. Radiator. Double glazed door leading to the garden with a fixed glass panel. Returning to hallway, stairs to:-

## FIRST FLOOR LANDING

Loft hatch and airing cupboard housing combination boiler. Doors off to:-

## BEDROOM ONE 10' 8" x 10' 4" (3.25m x 3.15m)

Two double glazed windows. Walk-in cupboard with lighting, hanging space and shelving. Radiator.

## BEDROOM TWO 9' 6" x 7' 7" (2.89m x 2.31m)

Double glazed window. Walk-in cupboard with lighting, hanging space and shelving. Fixed children's bed (this will be removed at the point of sale) and radiator.

## BATHROOM

A modernised suite consisting of an obscure glass double glazed window. Bath with 'Mira' electric shower above and screen, tiled surround, low level WC, sink unit and pedestal, tiled splashback and heated towel rail

## OUTSIDE FRONT

To the front of the property, there is a lawn and pathway leading to the front door and hedging.

## REAR

To the rear, there is fencing on either side (right-hand side fence will be completed by the present owner), pathway leading to the top where one will find a pedestrian gate where there is a patio.

## SERVICES

Mains water, mains drainage, mains electric and mains gas.

## AGENT'S NOTE

The Council Tax Band for this property is Band 'B'.

## DIRECTIONS

From the roundabout on Bickland Water Road, by the football club, turn left into Conway Road. Follow along and around and you will see Number 46 on the left-hand side opposite the turning to Conway Close. If using What3words: alone.places.weep

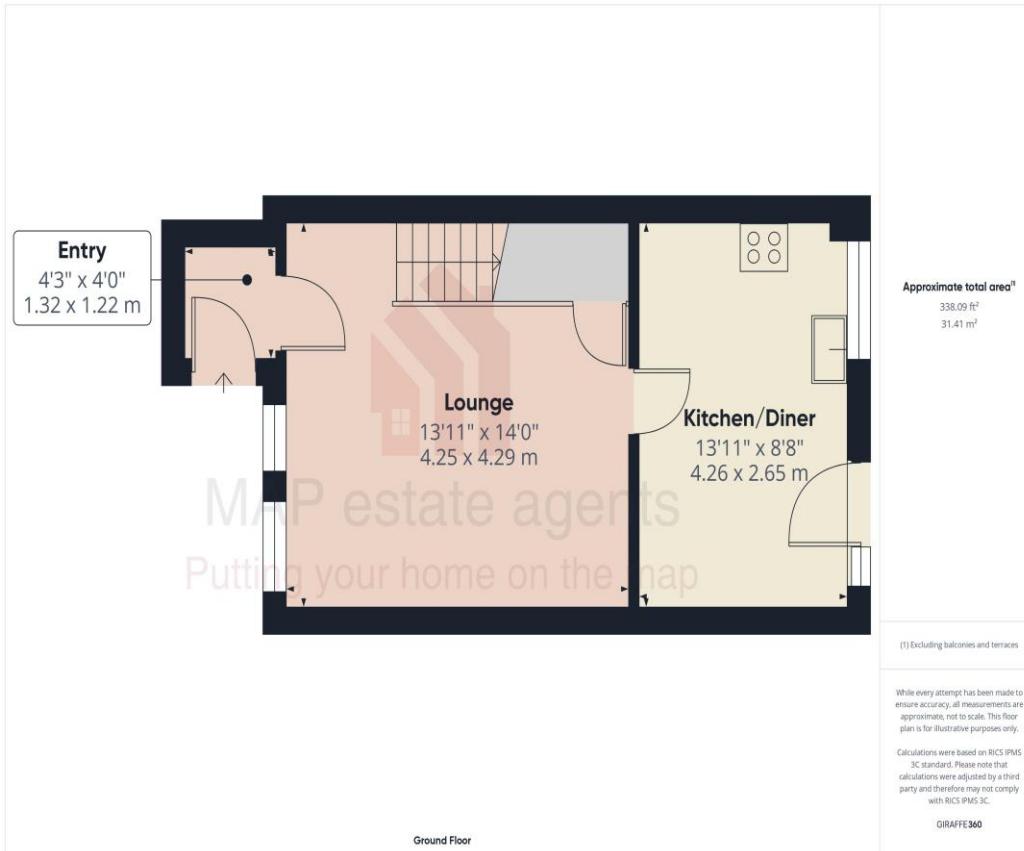


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	92
(81-81)		B	78
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Popular location for schools and Tregonigge Woods
- Mid terraced house with front porch
- Lounge
- Modern kitchen/diner opening to the rear garden
- Two double bedrooms with walk-in cupboards
- Bathroom
- Enclosed rear garden with scope to put own stamp on
- Gas central heating and double glazing
- Ideal first time buyer property
- Bus stop close by with regular bus service to town



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