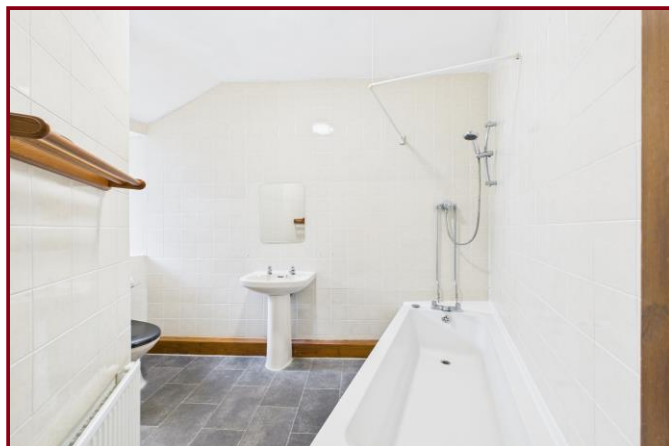




**MAP estate agents**  
Putting your home on the map

**Church Street,  
Helston**

**Offers in Excess of £170,000  
Freehold**





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## **Property Introduction**

This character cottage has undergone some renovations and is located for quick and easy access to the shops and all that the town of Helston has to offer.

The front door enters directly into a light and bright lounge, there is a recently renovated kitchen and also off the hallway is a stable door opening to the enclosed rear courtyard. On the first floor are two bedrooms and a bathroom.

## **Location**

Helston is regarded as the gateway to The Lizard Peninsula with stunning feature beaches, coves, and cliff top walks. The property is particularly convenient for the town centre itself - a bustling market town providing facilities that include national shopping outlets, cinema, health centres, restaurants and there is also a leisure centre with indoor pool. Both primary and secondary schooling is available as well as a sixth form college.

### **ACCOMMODATION COMPRISES**

Entrance door opening to:-

#### **LOUNGE 17' 9" x 9' 2" (5.41m x 2.79m) maximum measurements, irregular shape**

A light and bright lounge, with a double glazed window and radiator. Opening through to:-

#### **HALLWAY**

Opening to kitchen and stable door opening to courtyard.

#### **KITCHEN 12' 2" x 9' 2" (3.71m x 2.79m) maximum measurements, irregular shape**

Double glazed window overlooking the courtyard. The kitchen has been renovated with a range of wall and floor mounted units having

worktop over incorporating a sink and drainer. Integrated oven with gas hob over and extractor hood above. Integrated dishwasher and integrated washer/dryer. Space for fridge/freezer and a wall mounted Worcester boiler. Tiled surround. Stairs leading up to:-

## FIRST FLOOR LANDING

Inset shelved storage space. Steps and doors off to:-

## BEDROOM ONE 18' 11" x 10' 1" (5.76m x 3.07m) maximum measurements, irregular shape

A generous sized room with two double glazed windows and two radiators. Inset wardrobe/cupboard space.

## BEDROOM TWO 9' 2" x 6' 4" (2.79m x 1.93m) maximum measurements, irregular shape

Double glazed window with window seat, radiator and inset wardrobe/storage space.

## BATHROOM

Double glazed window. Bath with mains water shower over, pedestal wash hand basin, mirror over and low level WC. Radiator and fully tiled walls.

## REAR GARDEN

Enclosed courtyard, with patio, gravelled space and wooden planter.

## AGENT'S NOTES

Please be advised that the Council Tax band for this property is 'A'.

## SERVICES

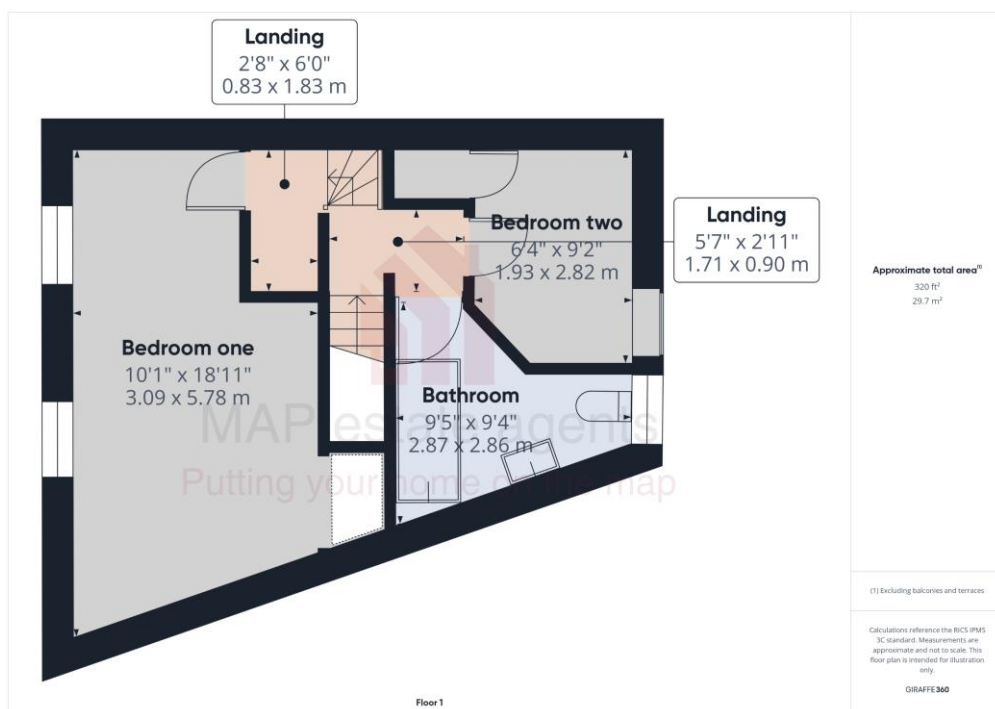
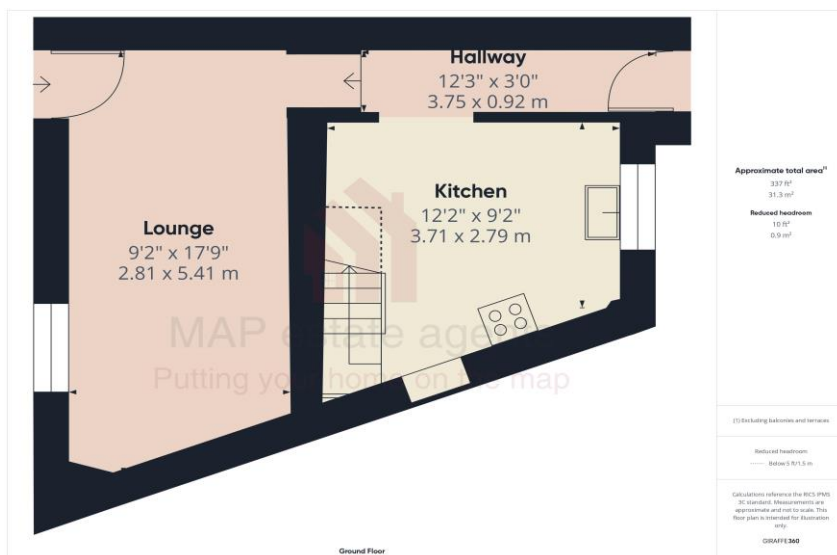
This property benefits from mains water, mains gas, mains drainage and mains electric.

## DIRECTIONS

From Helston main street in the town proceed up Coinage Hall Street and just before the traffic lights on your left, opposite Beehive Inn, turn left down the hill. The property can be found on your left hand side. If using What3words:-  
lofts.dupe.gone



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(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

- Character cottage close to town amenities
- Light and bright lounge
- Updated kitchen
- Two bedrooms
- Bathroom
- Enclosed rear courtyard
- Gas central heating
- Double glazing

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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