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**Conway Gardens,
Falmouth**

**£260,000
Freehold**





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Property Introduction

This well presented two bedroom terraced house is perfect for first time buyers.

It has had a new contemporary style kitchen/diner fitted by the current owners (in 2021) and has a light and bright lounge and there are two bedrooms on the first floor and a bathroom.

The rear garden is well cared with beautiful established plants and has Tregoniggie Woods as a backdrop behind.

There is a shared car park to the front of the property which provides ample parking space.

Location

Positioned on the outskirts of Falmouth in a quiet residential area, Conway Gardens is a popular development bordering Tregoniggie Woods with its delightful woodland walks. The town of Falmouth is approximately one and a half miles away by car, although a footpath via Polventon Close means that on foot it is closer.

A regular bus service operates a good service in town, with the town itself offering a wealth of eateries and bars to suit all tastes and shopping is well catered for in a range of well known high street and independent stores.

ACCOMMODATION COMPRIMES

Entrance door opening to:-

ENTRANCE PORCH

Shoe and coat storage space. Internal door opening to:-

LOUNGE 13' 9" x 12' 1" (4.19m x 3.68m) maximum measurements

A light and bright room with two double glazed windows to the front elevation. Laminate flooring. Focusing on a fireplace with hearth and surround housing an electric fire. Radiator. Stairs rising to the first floor. Door to:-

KITCHEN/DINER 12' 1" x 10' 2" (3.68m x 3.10m)

An updated contemporary style kitchen (replaced in 2021). Range of wall and floor mounted dark blue cupboards with worktop over incorporating a sink and drainer. Space for fridge/freezer (available by separate negotiation) and space for washing machine. Integrated oven and hob with extractor over. Tiled surround and ceramic tiled flooring. Radiator. Double glazed window and double glazed door opening to the garden.

FIRST FLOOR LANDING

Loft hatch (combination boiler in loft) and radiator. Doors off to:-

BEDROOM ONE 12' 1" x 10' 4" (3.68m x 3.15m)

Two double glazed windows to the front elevation and radiator.

BEDROOM TWO 10' 2" x 7' 0" (3.10m x 2.13m)

Double glazed window to rear elevation. Airing cupboard. Radiator.

BATHROOM

Pedestal wash hand basin with mirrored cabinet over, low level WC and bath with electric shower over and side screen. Tiled flooring, tiled walls, extractor fan. Obscured double glazed window.

REAR GARDEN

The rear garden is fully enclosed with fencing. The garden enjoys a lawn and a range of established shrubs to include Japanese Acer, climbing hydrangea, azalea and spirifera with lawn. Immediately to the rear of the property is a patio and useful outside tap. A stepping stone pathway leads to the end of the garden where there is a metal storage shed and a pedestrian gate.

OUTSIDE FRONT

Communal parking area to the front. Footpath with a side border with a range of plants leading to the front door. A pathway from the car park leads into Tregoniggie Woods.

SERVICES

Services connected to the property are mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

Heading along Bickland Water Road with Falmouth Football Club on your right hand side turn right into Conway Road. Follow Conway Road around to the right and then to the left. You will see Conway Gardens on right hand side. If using What3words: priced.deputy.cheeks



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		90
(81-81)	B		
(69-60)	C		
(58-58)	D		
(39-54)	E		
(21-38)	F	72	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Well presented two bedroom mid-terraced house
- Located on popular Conway Road
- 12'Lounge
- Contemporary style kitchen
- Two first floor bedrooms
- Bathroom
- Enclosed well cared for garden
- Ample parking in car park at front
- Double glazing and gas central heating
- Footpath close to houses into Tregoniggie woods



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