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**Broad Walk,
Helston**

**£210,000
Freehold**





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Property Introduction

This three-bedroom end of terrace house enjoys some lovely views to both front and rear aspects and is set in a popular residential area being close to the schools.

Internally the accommodation comprises of a good size entrance hallway, lounge/diner and a fitted kitchen on the ground floor whilst the first floor provides three bedrooms and a family bathroom.

The property also benefits from an enclosed rear garden as well as a single garage located in a nearby block.

Having electric heating (Economy 7) and uPVC double glazing, this is an excellent opportunity to purchase a family or investment home in a location convenient for schooling and the town amenities.

Location

Being within close proximity to local supermarkets and the town centre this property offers a convenient location on the outskirts of Helston. Helston is famed for its historic Flora Day celebrations, traditionally held on May 8th, when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer.

The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks.

ACCOMMODATION COMPRISES

uPVC obscured glazed front door with matching side screen opening into:-

ENTRANCE HALLWAY

Spacious hallway with laminate flooring, open tread staircase to the first floor, night store heater, small paned door into kitchen and door into:-

LOUNGE/DINING ROOM 22' 11" x 11' 5" (6.98m x 3.48m) maximum measurements

Light and bright dual aspect room with views over the green to the front and views to the rear garden, two night store heaters and laminate flooring.

KITCHEN 10' 8" x 8' 11" (3.25m x 2.72m) maximum measurements

Comprising a stainless steel one and half bowl sink and drainer unit set in granite effect roll edge work surfaces, range of wall and base units and built-in drawers, built-in cooker with four ring ceramic hob above and extractor hood over. Space and plumbing for washing machine and space for fridge. Full height cupboard, under stairs storage cupboard, half glazed UPVC door to outside and rear garden.

FIRST FLOOR LANDING

Night store heater, built in airing cupboard housing insulated tank and immersion heater, access to loft space and doorways off to:-

BEDROOM ONE 11' 6" x 10' 11" (3.50m x 3.32m)

uPVC double glazed window to the front aspect enjoying views over the green to open farmland and countryside beyond.

BEDROOM TWO 11' 2" x 9' 9" (3.40m x 2.97m)

uPVC double glazed window to the rear aspect enjoying open countryside views.

BEDROOM THREE 8' 7" x 6' 3" (2.61m x 1.90m) maximum measurements

uPVC double glazed window to the front aspect enjoying distant countryside views.

BATHROOM

Fitted with a suite comprising a panelled bath with fully tiled surround and an electric shower over with shower rail and curtain, low level WC and pedestal wash hand basin. Obscured UPVC double glazed window, ceiling light and part wood panelling to walls.

OUTSIDE

There is an area of hard landscaped garden to the front with a side lawn whilst the rear garden is totally enclosed having been hard landscaped with a patio, outside tap and a rear pedestrian gate.

GARAGE AND PARKING 15' 9" x 8' 6" (4.80m x 2.59m) maximum measurements

There is a single garage with up and over door located in a nearby block. In front of the garage is a single parking space.

SERVICES

Mains metered water, mains electric and mains drainage.

AGENT'S NOTES

The Council Tax band for this property is band 'B'. Please note an internal wall insulation system was installed at the property in 2021 (copy of guarantee on file).

DIRECTIONS

From the roundabout at Tesco proceed along Clodgy Lane towards Redruth and at the next roundabout take the first exit onto Godolphin Road. Proceed along taking the second right into Station Road just before the no entry signs and then carry on to the roundabout where you take the first exit and then take the first right by the school into Lower Town Lane which bends round to the left as it becomes Belmont Road. Continue down the hill and then just before the road bends round to the left again turn right into Carey Park. Broad Walk is a little way along on the left hand side and the property is set back off the road with our 'For Sale Board' outside. If Using What3Words: arch.unloading.umbrellas

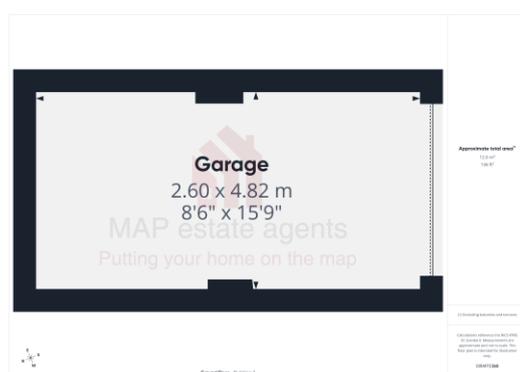
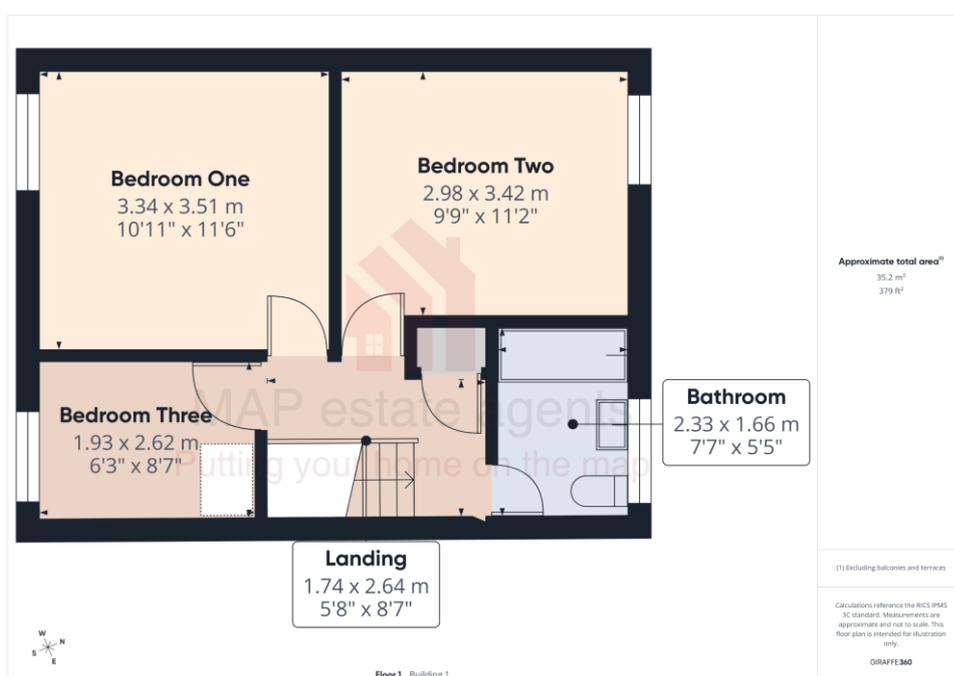


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- End terrace house
- Three bedrooms
- Lounge and dining area
- Family bathroom
- Garage and parking
- Well presented
- Close to schooling
- UPVC double glazing
- Electric Heating
- Ideal family home



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