

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£249,950

13 Berkeley Hill, Falmouth, TR11 2BL



- THREE BEDROOMS
- CONVENIENT LOCATION
- LOUNGE
- DINING ROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- PARKING
- NO ONWARD CHAIN

A three bedroom end of terrace house situated close to Falmouth Town Centre yet tucked away in a quiet residential road. The accommodation comprises of: - Entrance Vestibule, Lounge, Dining Room, Kitchen, Utility Area, Cloakroom/WC and to the first floor One Double Bedroom, Two Single Bedrooms and a Bathroom/WC. The property is double glazed and warmed by gas central heating. There is an enclosed garden to the rear with off road parking behind. This property has been successfully used as a rental property and is currently being utilised for Air BnB. Viewings strictly by appointment. No Onward Chain. EPC: E.



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Approached via a gated access to a small front garden setting the property back from the pavement with a path leading to a double glazed front door opening into:-

ENTRANCE VESTIBULE

There is a door opening to the lounge and two internal windows to the lounge.

LOUNGE

17'8" x 16'0" (5.38m x 4.88m)

A well proportioned room with feature fireplace with inset gas fire, double glazed bay window to the front, radiator, TV Aerial Point, stairs rising to the first floor with storage below and a door opening to:-

DINING ROOM

13'0" x 10'9" (3.96m x 3.28m)

A good sized room with a double glazed window to the rear, door to the utility room and opens into the kitchen.

KITCHEN

12'8" x 5'7" (3.86m x 1.70m)

A modern kitchen comprising of a range of eye level and base units with work surface over, inset single bowl stainless steel sink with side drainer, space for a free standing gas cooker, space for an upright fridge freezer, plumbed utility space and a double glazed window overlooking the rear garden.

UTILITY ROOM

5'9" x 4'0" (1.75m x 1.22m)

There is a double glazed door leading to the rear garden, plumbed utility space, wall mounted gas combi boiler and a door to:-

CLOAKROOM/WC

There is a double glazed window to the rear, Low level flush WC and pedestal mounted wash hand basin.

FIRST FLOOR

LANDING

A split level landing with doors to all bedrooms and the bathroom/WC.

BEDROOM ONE

4.10m x 3.10m (13'5" x 10'2")

A generous master bedroom with a double glazed window to the front and a radiator.

BEDROOM TWO

10'8" x 8'2" (3.25m x 2.49m)

A well proportioned single bedroom with a double glazed window to the rear, loft access hatch, built in cupboard and radiator.

BEDROOM THREE

10'3" x 7'9" (3.12m x 2.36m)

A good sized single bedroom with a double glazed window to the front and a radiator.

BATHROOM/WC

A modern suite comprising of a panel bath with a thermostatic shower over, glass shower screen, close coupled WC and a pedestal mounted wash hand basin, heated towel rail and a double glazed window to the side.

OUTSIDE

FRONT GARDEN

There is a small garden to the front, bounded by walling, which sets the property back from the pavement.

REAR GARDEN

The garden is bounded by fencing with a rear pedestrian access gate, concrete patio area, decked patio area and a lawned area.

OFF ROAD PARKING

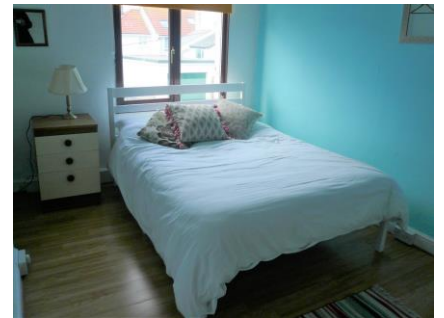
There is an area to the rear of the garden that could be utilised for off road parking for one vehicle.

ENERGY EFFICIENCY RATING

This property has been rated as E (52) with a potential rating of C (75).

AGENTS NOTE

We wish to inform all prospective purchasers that this property is being sold by a relative of the one of the directors of Ferguson Young.





1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2014