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**Grenville Crescent,
Falmouth**

**£300,000
Freehold**





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Property Introduction

An opportunity to purchase this mid-terrace family home located within a reasonable distance to all the local amenities.

Situated in a slightly elevated position overlooking the playing fields, the property offers spacious accommodation benefiting from a gas heating system, complemented by double glazed windows and doors.

The entrance hallway gives access to all principal rooms, comprising lounge/diner, kitchen and utility whilst to the first floor are three good size bedrooms and a family bathroom.

Externally are mature enclosed gardens to the rear whilst to the front are designated residents parking spaces.

Location

Falmouth is a popular maritime town which boasts an array of local independent shops along with some of the well known national brands. With its four popular beaches, Gyllyngvase, Castle, Swanpool and Maenporth it is ideal for those who enjoy water sports with a beautiful coastline offering delightful scenery.

Falmouth is known for its famous harbour, being the third deepest natural harbour in the world and the deepest in western Europe. It is also home to the National Maritime Museum and has hosted the Tall Ships race on several occasions. Local schools enjoy an excellent reputation with out of town supermarkets located nearby whilst the cathedral city of Truro is also within a reasonable travelling distance and is the main centre in Cornwall for business and commerce and has the Hall for Cornwall located on the piazza.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE PORCH

Double glazed window. Radiator, tiled floor and archway giving access to:-

ENTRANCE HALLWAY

Staircase to first floor. Understairs storage cupboard. Radiator. Access to:-

OPEN PLAN LOUNGE/DINER

LOUNGE AREA 14' 0" x 11' 4" (4.26m x 3.45m) maximum measurements

uPVC double glazed window to front elevation. Wood floor, radiator and stone fireplace with wood surround and mantel. Dado rail, shelved recess and archway giving access through to the:-

DINING AREA 12' 2" x 8' 8" (3.71m x 2.64m)

uPVC double glazed window to the rear and side elevations, radiator, wood floor and doorway leading into the:-

KITCHEN 12' 2" x 8' 4" (3.71m x 2.54m)

Double glazed window to rear elevation. A range of wall and base units with a three drawer pack and a range of work surfaces incorporating a one and a quarter stainless steel sink unit. Recess for cooker with extractor over. Under stairs shelved recess, part tiled walls, plumbing for dishwasher, down lighters and door giving access to:-

UTILITY 8' 7" x 5' 10" (2.61m x 1.78m) maximum measurements

Double glazed window to side elevation. Plumbing for automatic washing machine, wall mounted storage cupboard. Radiator and part tiled walls. Louvre door storage cupboard with boiler. Doorway giving access to:-

REAR ENTRANCE

uPVC double glazed door to exterior and tiled floor.

FIRST FLOOR LANDING

Access to loft. Doors off to:-

BEDROOM ONE 12' 3" x 9' 10" (3.73m x 2.99m)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 14' 3" x 9' 0" (4.34m x 2.74m)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 10' 1" x 8' 5" (3.07m x 2.56m) L-shaped, maximum measurements

uPVC double glazed window to front elevation. Radiator.

BATHROOM

Two uPVC double glazed windows to rear elevation. Panelled bath, shower cubicle, bidet, close coupled WC and pedestal wash hand basin. Part tiled walls. Heated towel rail. Extractor fan. Mirrored wall cabinet and shaver point.

OUTSIDE FRONT

To the front of the property are designated parking spaces for residents of the crescent. Steps giving access up to the property with a variety of mature shrubs to the side.

REAR GARDEN

To the rear is a yard with raised borders and a variety of shrubs with steps accessing a further well stocked garden with useful storage shed, tucked away paved seating area and concrete pathway offering mature shrubs to the side, trellis and a further lawn with palm trees. The gardens have been very well maintained and would be ideal for those who enjoy passing their time in the garden.

SERVICES

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

AGENT'S NOTE

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

DIRECTIONS

Proceeding into Grenville Road off Dracaena Avenue, take the first turning on the left hand side into Grenville Crescent where the property is located on the right hand side where a MAP 'For Sale' board has been erected for identification purposes. If using What3words:- parade.faster.pest

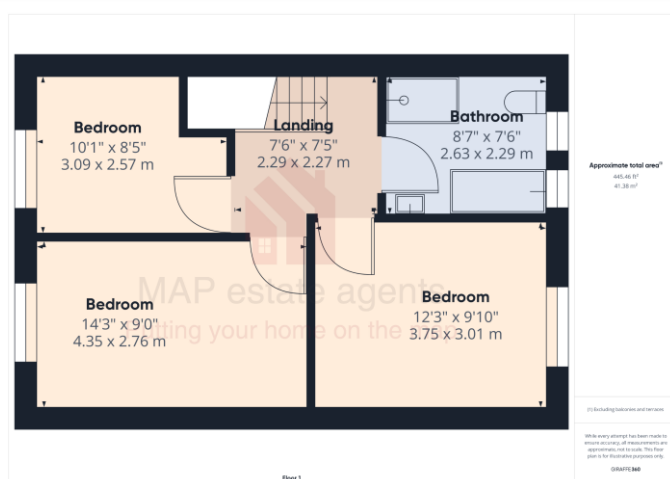
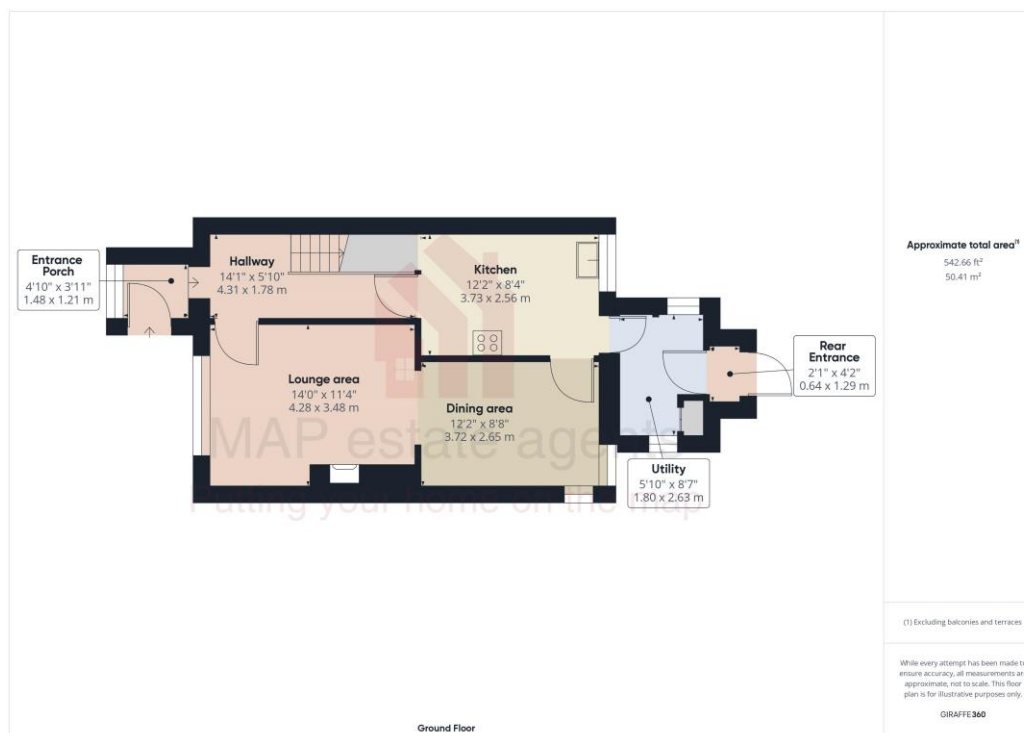


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Spacious terraced family home
- Entrance porchway
- Three bedrooms
- Open plan lounge/diner
- Fitted kitchen
- Utility room
- First floor family bathroom
- Enclosed rear garden
- Designated residents parking bay
- Three quarters of a mile from the town centre



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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