

FOR SALE



Robert Hichens Road, Falmouth
Guide Price £130,000


MARTIN&CO

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- PRE-CAST CONCRETE CONSTRUCTION
- CASH PURCHASE ONLY
- REFURBISHMENT REQUIRED
- SPACIOUS 3 BEDROOMS
- GARDEN

A spacious 3 bedroom semi-detached property in need of refurbishment and remedial works due to the pre-cast concrete construction which has deteriorated. 'Mundic' Test Grade A.

****CASH PURCHASE ONLY DUE TO CONSTRUCTION****

A spacious 3 bedroom semi-detached property in need of refurbishment and remedial works due to the pre-cast concrete construction which has deteriorated. 'Mundic' Test Grade A.

The property is set back from the road by a front garden with side access through a gate to the rear garden which also has an out-house. On the ground floor there is an entrance hall, lounge, kitchen and dining room. On the first floor there are two spacious double bedrooms, a good sized single bedroom, a bathroom and separate WC.



Robert Hichens Road is situated just a half mile walk to Market Street and Falmouth town centre. Falmouth is a university town and has a buzzing culture, with plenty of cafes, restaurants, boutiques and theatres etc and is also well served by the larger supermarkets (Sainsburys, Asda and Lidl) in adjacent Penryn. The location is excellent for amenities, including schools and is sought after by local families. Falmouth makes a fantastic base for those seeking an outdoors lifestyle, with stunning coastal walks and family friendly beaches right on your doorstep.

The property is currently tenanted but is to be sold with vacant possession. There is no onward chain.

EPC D

Council Tax Band A

Mains sewage, water and gas connections.

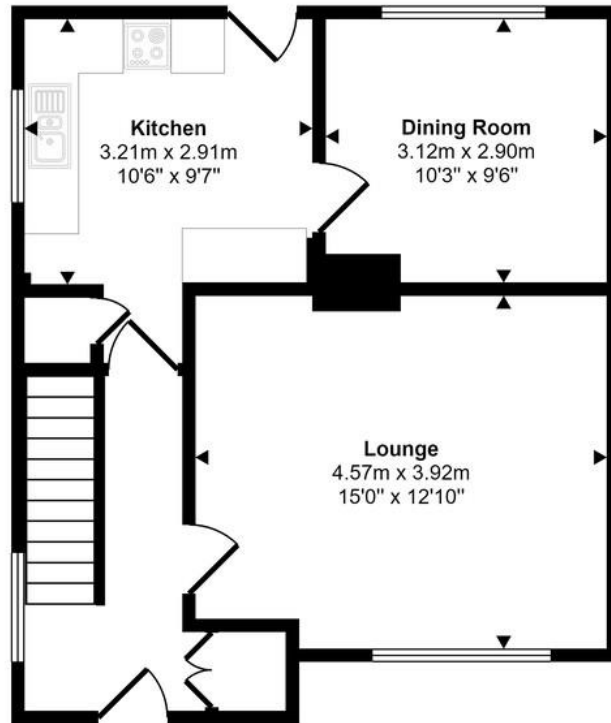
Gas central heating.

Pre-Cast Concrete Construction which has deteriorated and is now in need of remedial works.

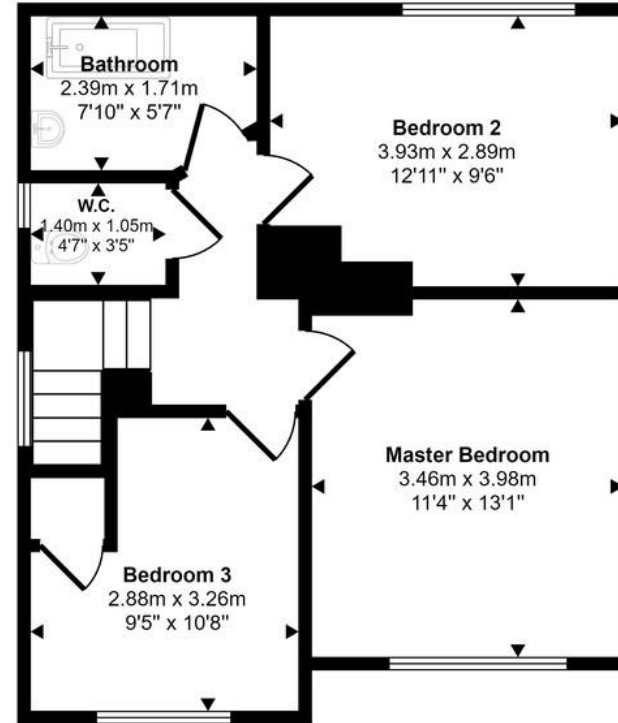
'Mundic' Test Grade A - showing no Mundic (mine-waste)



Approx Gross Internal Area
94 sq m / 1016 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft



First Floor
Approx 47 sq m / 509 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.