

FOR SALE



Helston
Guide Price £250,000


MARTIN&CO

Helston

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- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- OFF STREET PARKING
- OUTSKIRTS OF HELSTON
- EDGE OF COBER VALLEY

This three bedroom, semi-detached home has a lovely enclosed rear garden and off-street parking in a popular residential area close to the centre of Helston, ideally situated for schools and other local amenities.

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In brief, the accommodation comprises, on the ground floor an entrance porch, lounge/ diner and a kitchen/ breakfast room with sliding doors leading the rear garden.

On the first floor there is a master bedroom with fitted wardrobes and an ensuite WC, two smaller bedrooms and a bathroom.

To the outside there is a front garden with a driveway



providing off-street parking for a couple of cars and a gate which leads to the rear garden which is a lovely enclosed space, with a patio and grassed area, ideal for summer bar-be-ques, children and pets.

The property is situated on the outskirts of Helston town, on the edge of the Cober Valle, in a well-regarded development built in the 1990s.

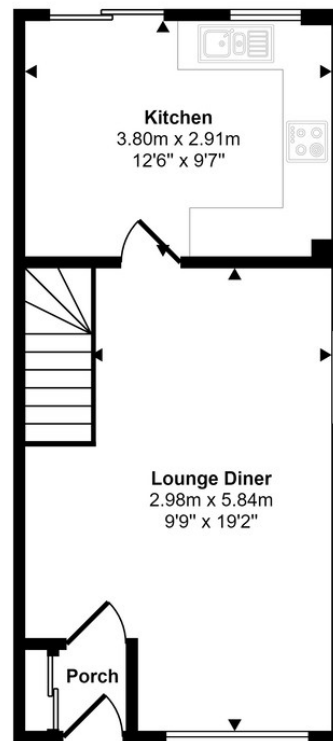
The bustling market town of Helston stands as the gateway to the Lizard Peninsula which is designated as an Area of Outstanding Natural Beauty with many beaches, coves and cliff top walks.

The town itself has a very good selection of amenities that include excellent primary schools, a secondary school with sixth form college, a leisure centre with indoor pool, doctors' surgeries and a number of cafes, shops, pubs, restaurants, and supermarkets.

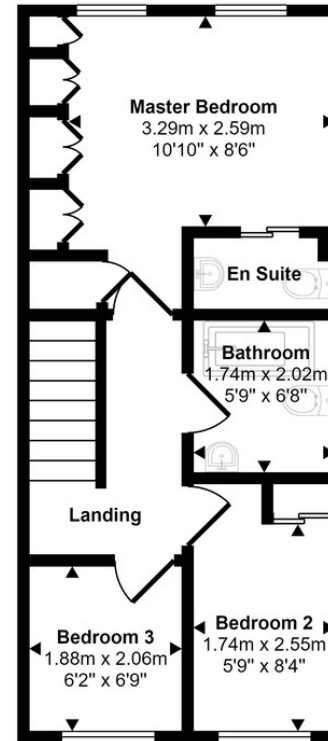
Gas Central Heating
Mains Water, Sewage, Electricity and Gas
EPC D
Council Tax Band C



Approx Gross Internal Area
67 sq m / 721 sq ft



Ground Floor
Approx 34 sq m / 361 sq ft



First Floor
Approx 33 sq m / 360 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.

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