

FOR SALE



Little Oaks, Penryn
Guide Price £255,000


MARTIN & CO

Little Oaks, Penryn

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- ALLOCATED PARKING
- UPVC DOUBLE GLAZING
- VERY WELL PRESENTED
- LOW MAINTENANCE PATIO
- GAS CENTRAL HEATING

A very well looked-after, two-bedroom, mid-terrace house, with allocated parking and an enclosed rear patio garden located in the Little Oaks residential area on the outskirts of Penryn,

A very well looked-after and well-presented, two bedroom, mid-terrace house, with allocated parking and an enclosed rear patio garden located in the Little Oaks residential area on the outskirts of Penryn, within walking distance of the town centre.

On the ground floor the entrance leads first to a modern fitted kitchen with built-in electric oven, hob and extractor hood, spaces for dishwasher, washing machine and a fridge-freezer.



Beyond the kitchen is a good-sized lounge with an electric fire set into an attractive modern fireplace, and patio doors leading to the large enclosed rear patio garden which has been nicely landscaped to offer low-maintenance, pleasant seating and barbeque areas.

Stairs lead from the kitchen up to the first floor where there is a good-sized principle bedroom with fitted wardrobes which looks over the rear garden. The second bedroom, at the front of the property, is a large single bedroom with built in cupboards. The bathroom has a 3-piece suite, with electric shower over bath and a folding shower screen.

FEATURES:

- UPVc Double Glazing
- Gas Central Heating
- Enclosed Low Maintenance Rear Patio
- Allocated Parking Space
- Presented in Very Good Condition
- EPC C
- Council Tax Band B

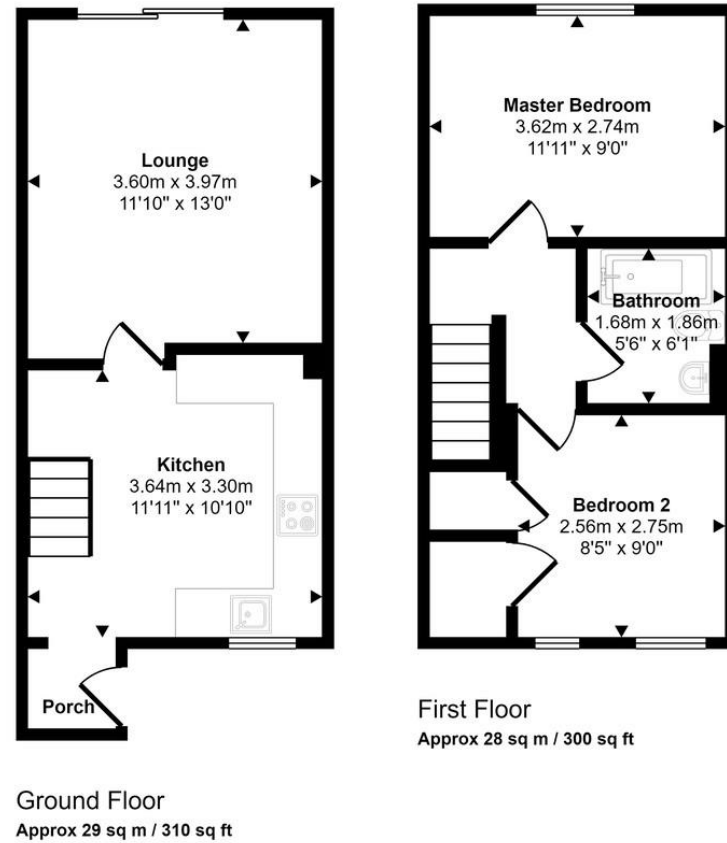
LOCATION:

Little Oaks is a sought-after residential area on the outskirts of Penryn, within walking distance of the town centre, station and university campus. The centre of this historic harbourside town hosts a variety of interesting independent shops, cafes and amenities along with numerous historic pubs nestled amongst its cobbled streets.

Penryn has an active community and good everyday facilities, including a primary and secondary school, plus Lidl, Sainsbury's and Asda supermarkets. The town benefits from good communication links with Falmouth via its bus service and train station, which links Truro City and mainline London Paddington.



Approx Gross Internal Area
57 sq m / 610 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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