

**FOR SALE**



**Osborne Parc, Helston**  
**Guide Price £400,000**

  
**MARTIN&CO**

# Osborne Parc, Helston

Guide Price £400,000

- SPECTACULAR VIEWS OF COBER VALLEY
- FRONT AND REAR GARDENS
- 29FT / 11M LONG LOUNGE
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING

A three-bedroom detached bungalow with SPECTACULAR countryside views across the Cober Valley to the rear and a 29 ft / 11m long lounge!

A three-bedroom detached bungalow with SPECTACULAR countryside views across the Cober Valley to the rear and a 29 ft / 11m long lounge! Set within a lovely garden, with garage and driveway, the property would now benefit from refurbishment.

Set back from the road behind a hedge and with a front lawn, driveway and garage to the side, is this three-bedroom detached bungalow with a huge amount of potential.

A light entrance hall leads to three double bedrooms, a bathroom, a kitchen and the lounge/ diner.



There are two bedrooms facing the front of the property and one facing the rear. The bathroom is part tiled and has a shower over bath, a low lever WC and a wash hand basin.

The kitchen has a rear aspect, with a window looking across the garden to the countryside beyond and a door taking you out to the decked patio and the garden to the rear.

There are a range of wall and base units, a stainless-steel sink and drainer and spaces for a free-standing fridge and cooker.

There is a 29ft / 11m dual aspect lounge / dining room.

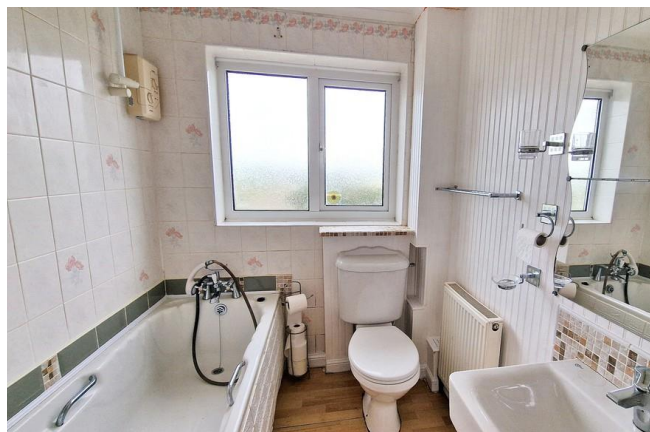
There is a large picture window to the rear giving truly splendid countryside views across the Cober Valley. The room is lovely and light and has an electric fire.

To the front and the rear of the property there are lovely established gardens, with lawns and shrubs, enclosed by established hedges for privacy. There are sheltered seating areas all around the garden to enjoy the views as well as a raised decked patio.

To the side of the property there is a public footpath which leads down to the Cober River and Valley with wonderful walks which lead to Coronation Park and the boating lake.

#### FEATURES:

- Garage
- Driveway Parking
- Large Garden
- EPC: C
- Gas Heating & Hot Water
- Recent Installed Worcester Gas Boiler
- Council Tax Band D
- uPVC Double Glazing
- Mains Electricity, Gas Water and Sewage



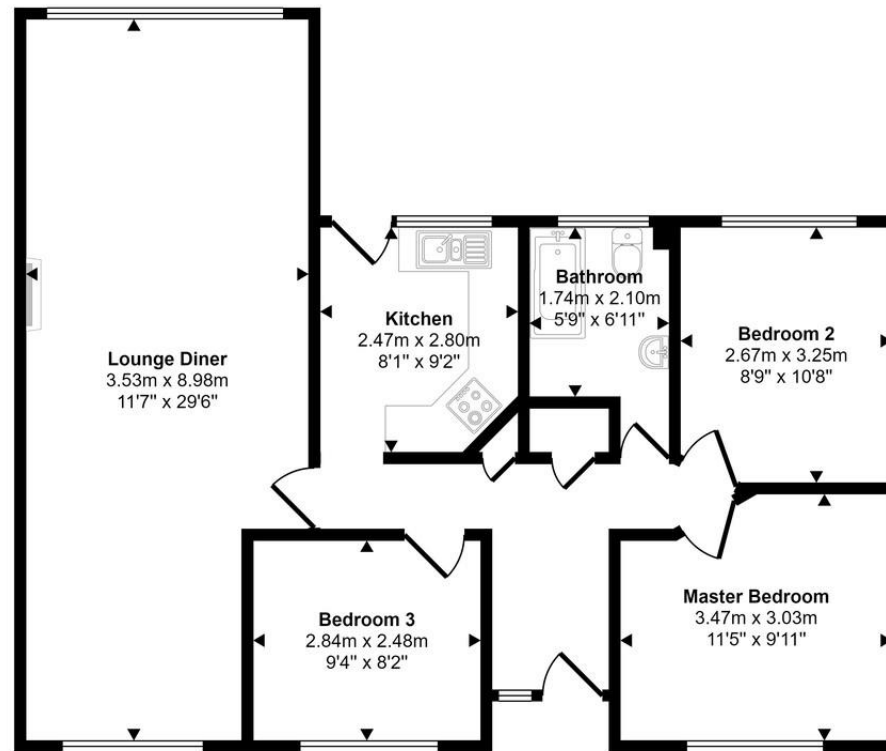
## LOCATION :

Osborne Parc is very well located for the shops, schools and other amenities of central Helston and is just a 15 minute walk to Coinagehall Street and a short drive to numerous supermarkets.

The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula. Known globally for its annual Furry Dance (known locally as the Flora Dance), the town is full of quaint streets and stone cottages, with an array of boutiques, shops and cafes on the high street which dates back to medieval times. Nestled in beautiful Cornish countryside, the town is well located for exploring the coast, with the fishing port of Porthleven a short drive away along with the stunning beaches of Kynance Cove, Gunwalloe and Poldhu.



Approx Gross Internal Area  
78 sq m / 835 sq ft



Floorplan

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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