

**FOR SALE**



**Furry Way, Helston**  
**Guide Price £235,000**

  
**MARTIN&CO**



## Furry Way, Helston

Guide Price £235,000

- CUL-DE-SAC LOCATION
- IDEAL FOR FIRST TIME BUYERS
- COMMUNAL PARKING AREA
- CLOSE TO BOATING LAKE
- IDEAL FOR LOCAL AMENITIES

*We highly recommend viewing this very well presented, two-bedroom, mid-terrace house which has been nicely updated by the current owners, making this an ideal opportunity for first time buyers. The location is ideal for the amenities of Coronation Park and boating lake.*

Nicely tucked away at the end of a cul-de-sac, the property benefits from mains gas central heating, double-glazing and a communal parking area. There is also a lovely enclosed rear garden, with access to a path leading to the parking area.

The property is set back from the road by a front garden and you first step into an entrance porch which leads through to the lounge which has a feature fireplace with electric fire as





the focal point of the room. This leads through to a very tasteful, modern, fitted kitchen, which has access to the back garden. On the first floor there are two bedrooms and a bathroom, all very well presented. Externally, the garden has a raised decked area, as well as a patio, which is ideal for bar-be-ques, there is also a newly seeded lawn, raised beds, and a garden shed.

Furry Way is very conveniently situated moments from the town and, in particular the Coronation Park amenity area, with its boating, children's play area and skate park. Also nearby is the National Trust Penrose Estate, with its woodland walks and trails to Loe Pool and the sea beyond.

Gas Central Heating & Hot Water  
Council Tax Band B  
EPC C  
Communal Parking Area  
NO ONWARD CHAIN

#### LOCATION:

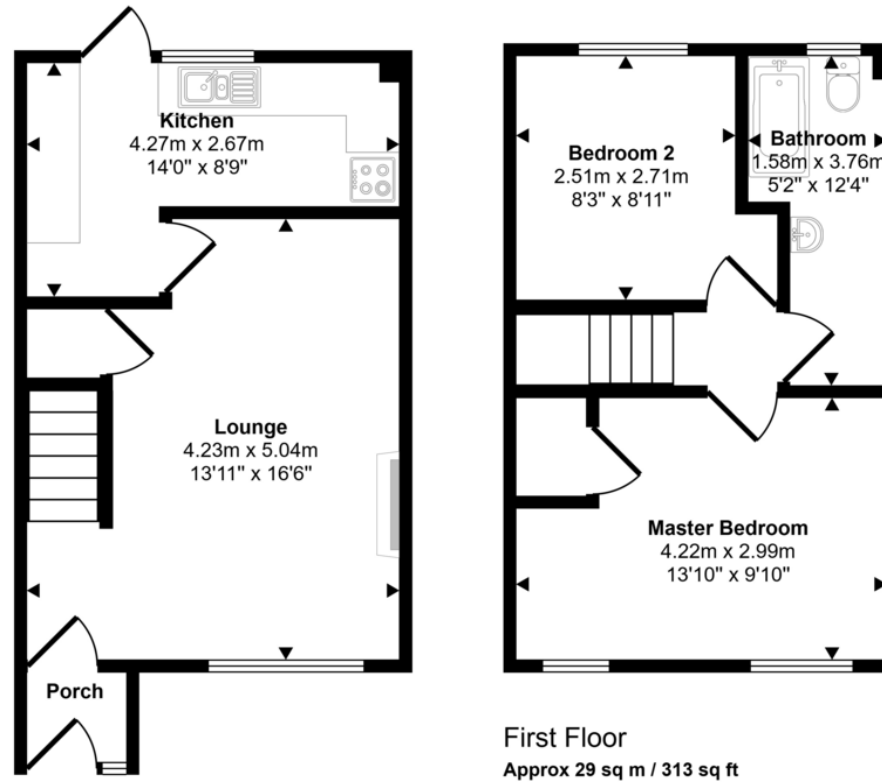
The most southerly town in Great Britain, Helston is a bustling traditional Cornish town on the Lizard Peninsula, a designated area of outstanding natural beauty, with many stunning beaches, coves and cliff top walks.

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

Centuries ago, Helston was a thriving port, but in the medieval period, the mouth of the Cober River began to silt up, creating the shingle bank called Loe Bar, which effectively closed off Helston and made the largest freshwater lake in Cornwall. The banks of the lake now have a variety of attractive walking paths, making this a popular spot for day trips.



Approx Gross Internal Area  
59 sq m / 640 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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