Laskowski &Co



11 Windsor Terrace, Falmouth, TR11 3BP

£315,000

A superbly presented and recently redecorated terraced house, located on a quiet road yet merely a few minutes walk of the town centre. Offering well proportioned 3 bedroom accommodation, features include a raised and enclosed rear patio, glazed sunroom off the kitchen, deep living room with wood-burning stove, gas central heating and useful loft space allowing for conversion (subject to all necessary consents). To be sold with immediate vacant possession and no onward chain!

Key Features

- Immaculately presented terraced home
- Recently redecorated throughout
- Scope for conversion in the loft
- Vacant possession, no onward chain
- Ready for immediate occupation
- 3 bedrooms, 1 bath/shower room
- Sunny and raised rear courtyard
- EPC rating D




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THE ACCOMODATION COMPRISES
Garden pathway leading to:-

ENTRANCE PORCH
Glazing and covering. Granite threshold with step rising to a panelled entrance door with header pane and exterior courtesy light. Door opens into:-

HALLWAY
Light and bright featuring stairs rising to first floor level. Ceiling arch at mid-point and panelled doors leading to the kitchen and living dining room respectively. Column radiator, dado rails, ceiling light and shallow cupboard housing electrical consumer unit and meter. Oak flooring. Worcester wall-mounted heating thermostat. Under-stair storage cupboard.

LIVING/DINING ROOM
20'9" x 17'7" (6.35 x 5.36)
A light filled and expansive room with many features including recessed wood-burning stove with slate hearth and granite surround, recessed four pane sash window to front elevation with fitted shutters and window seat. Glazed casement doors to the rear providing borrowed light from the rear sunroom together with panelled header unit. Two column radiators, continuation of oak flooring and two ceiling lights. BT Openreach telephone and internet hub, TV aerial point.

SUNROOM
11'9" x 7'2" (3.60 x 2.20)
A modern addition to this characterful home, capturing the southerly sunshine, and providing light and bright internal space connecting both the living room and kitchen respectively. Glazed and pitched roof, glazed French doors to the rear and matching side panels. Slate tiled flooring and column radiator. Square headed opening leads into:-

KITCHEN
16'7" x 10'11" (5.08 x 3.35)
A modern fitted kitchen with cream panelled units set above and below an oak worksurface with modern tiled splashback, inset one and a half bowl ceramic sink with drainer and mixer tap. together with further appliances including built-in Hotpoint electric oven/grill with four-ring gas hob over, fridge/freezer, washing machine and free-standing fridge/freezer. Tiled flooring, column radiator, ceiling spotlights and recessed fixed pane window to rear elevation. Further Velux window to rear roof pitch.

WC
Stripped timber door from the sunroom, comprising a dual flush WC, vanity unit with basin and mixer tap. Obscure glazed Crittal window with deep tiled sill. Wall light, continuation of slate paved flooring from sunroom.

FIRST FLOOR

MID-LANDING
Three steps rise to the first floor. Dado railing, high level obscure window providing natural light and wall-mounted heating thermostat. Obscure glazed and panelled door opens into:-

BATH/SHOWER ROOM
8'2" x 8'0" (2.50 x 2.44)
A modern four-piece suite comprising panelled bath, shower cubicle with glazed and sliding shower door together with mains-powered shower and further ancillary showerhead. Vanity unit with oval sink and mixer tap together with tiled splashback and dual flush WC. Painted timber doors to airing cupboard housing modern Worcester combination boiler providing domestic water and heating with slatted shelving. Slate-effect floor tiling, heated towel rail, extractor fan, ceiling light and obscure glazed uPVC casement window to rear elevation.

FIRST FLOOR LANDING
Part galleried to the mid-landing and stairwell below with ceiling light, loft hatch, dado railing and traditional panelled doors leading to all bedrooms.

BEDROOM ONE
10'10" x 9'10" (3.31 x 3.00)
Situated to the front of the property with recessed four pane sash window providing pleasant far-reaching views across the rooftops of Falmouth town centre with glimpses of the properties of Flushing in the distance together with rolling fields beyond. Column radiator, ceiling lights and TV aerial point.

BEDROOM TWO
10'5" x 10'0" (3.20 x 3.06)
Another double room with similarly sized four pane sash window offering an outlook over the rear patio. Column radiator, ceiling light with dimmer switching, TV aerial point.

BEDROOM THREE
7'2" x 5'6" (2.19 x 1.70)
A 'classic' box room with four pane sash window to the front elevation offering much natural light and far-reaching views alike to bedroom one. Ceiling light, loft hatch.

LOFT SPACE
A sizeable boarded loft space providing use for storage purposes.

THE EXTERIOR

FRONT
Enclosed to three sides, mainly laid to gravel with paved pathway leading to front entrance. Wooden slatted boundary fence to two sides with open gateway leading onto Windsor Terrace.

REAR
A raised courtyard, accessed via a small number of granite steps providing an enclosed sitting out space with white washed walls, raised low maintenance borders and offering a favourable southerly aspect, providing much sunlight. Timber garden gates lead to a passageway at the rear for convenience. Exterior water tap.

GENERAL INFORMATION

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Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

SERVICES
Mains electricity, water, gas and drainage are connected to the property. Gas fired central heating. Wood-burning stove to living room.

COUNCIL TAX
Band B - Cornwall Council.

TENURE
Freehold.

VIEWING
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





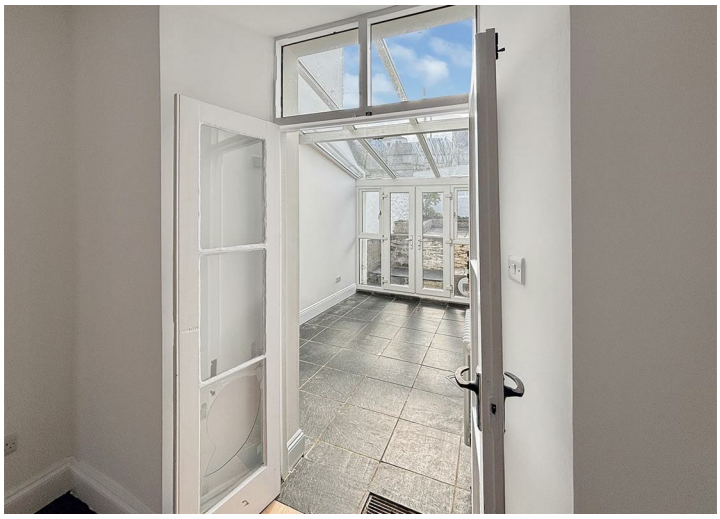










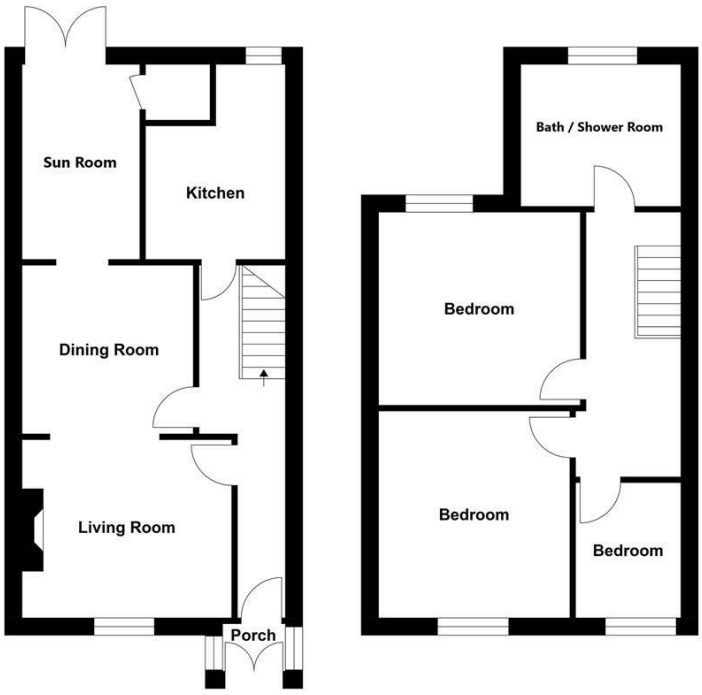






Floor Plan

11 Windsor Terrace



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.