



9 Chytroose Close, Helston, TR13 8UY

£230,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

9 Chytroose Close

- PLEASANT TWO BEDROOM SEMI-DETACHED BUNGALOW
- WELL REGARDED CLOSE
- LEVEL PLOT
- LOVELY WELL ESTABLISHED GARDENS
- DRIVEWAY WITH PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX B
- EPC C70







An excellent opportunity to acquire this two-bedroom semi-detached bungalow, ideally positioned within a highly regarded residential cul-de-sac in the popular market town of Helston.

The property enjoys a relatively level plot and benefits from mains gas central heating, double glazing, and a positive input ventilation system.

The accommodation briefly comprises an entrance hallway, a bright and welcoming lounge, a fitted kitchen, two bedrooms, and a family bathroom.

To the front, there is a driveway providing off-road parking, along with a garage. The gardens, which extend to the front, side, and rear, are a real feature from many points offering a good degree of privacy and creating an ideal space for relaxation or outdoor entertaining.

Helston itself is a bustling market town that stands as a 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 has amenities that include national stores, supermarkets, doctors' surgeries and churches along with many clubs and societies. There are a number of well regarded primary schools and a comprehensive school with sixth form college. The property is also a short stroll from the towns circular bus route.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

PART GLAZED DOOR TO

ENTRANCE HALLWAY

With coat hanging space and two cupboards, one of which has slatted shelving. There is a door to -

LOUNGE 16'1" x 10'7" (4.91 x 3.25)

With window to front aspect overlooking the garden, a fireplace housing mains gas fire with wood mantle over (not tested) with doors to -

KITCHEN 10'7" x 5'10" (3.25 x 1.78)

With a pleasant cream fitted kitchen complemented by wood-effect worktops and tiled splashbacks. It incorporates a stainless steel sink and drainer, with a range of base units and drawers beneath, along with matching wall-mounted cupboards above.

There is space provided for a cooker, complete with a stainless steel chimney-style extractor hood over. Additional features include wood-effect flooring, a Baxi gas boiler, and a window to the side aspect allowing for natural light.

From the lounge a door leads to an inner hallway with doors to -

BEDROOM ONE 13'1" x 9'2" (narrowing to 7'8") (4 x 2.8 (narrowing to 2.36))

With built-in wardrobe and a window to the rear aspect overlooking the garden.

BEDROOM TWO 9'6" x 7'2" (2.92 x 2.20)

With glazed French doors that lead out onto the rear garden patio area.

BATHROOM

The bathroom is fitted with a white suite comprising a panelled bath with a Mira Sport electric shower over and tiled splashback, a dual flush W.C., and a wash hand basin.

Additional features include an obscure window to the side aspect, shaver socket, extractor fan, loft hatch providing access to the roof space, mirrored medicine cabinet, part-tiled walls, and non-slip vinyl flooring.

OUTSIDE

To the front of the property there is a driveway with parking for a vehicle that leads to -

GARAGE 16'2" x 8'3" (4.95 x 2.53)

With up and over door, power, light, eaves storage and service door to the side.





GARDENS

A real highlight of the property is the wraparound gardens, extending to the front, side, and rear. To the front, there is a lawned area bordered by well-stocked beds and featuring a mature tree.

A gate provides access to the side garden, which offers a further lawned area with bordered beds and raised planting areas. From here, another gate leads to the rear garden.

The rear garden is of a good size and relatively level, enclosed by fencing and mature hedging which affords a high degree of privacy. It is predominantly laid to lawn and interspersed with established beds containing a variety of mature plants, trees, and shrubs. There is also a patio seating area, a useful garden shed, and outside electrical sockets.

SERVICES

Mains water, electricity, drainage and gas.

WHAT3WORDS

reversed.shatters.slider

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band B.

DATE DETAILS PREPARED.

23rd April 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

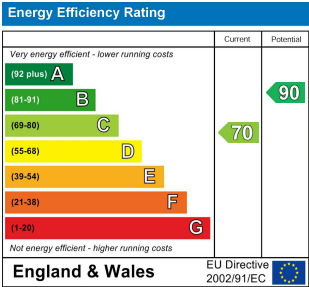
To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS