



# Green Close, Truro, TR1 2DD

£315,000

3 3 1



This well presented and tastefully modernised property is conveniently located for Truro City and all its amenities. There is off road parking with further permit parking available on road and a decked area and garden. The property benefits from gas central heating and is double glazed throughout.

The accommodation comprises of living room, kitchen/dining room and WC with utility area to the ground floor. On the first floor there are three bedrooms with the master bedroom having an en-suite shower room and a further family bathroom.

### Information

Tenure - Freehold

Broadband : Standard – 17mbps to 1000mbps download speeds (Source OFCOM)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2 & EE. Three & Vodafone (limited)

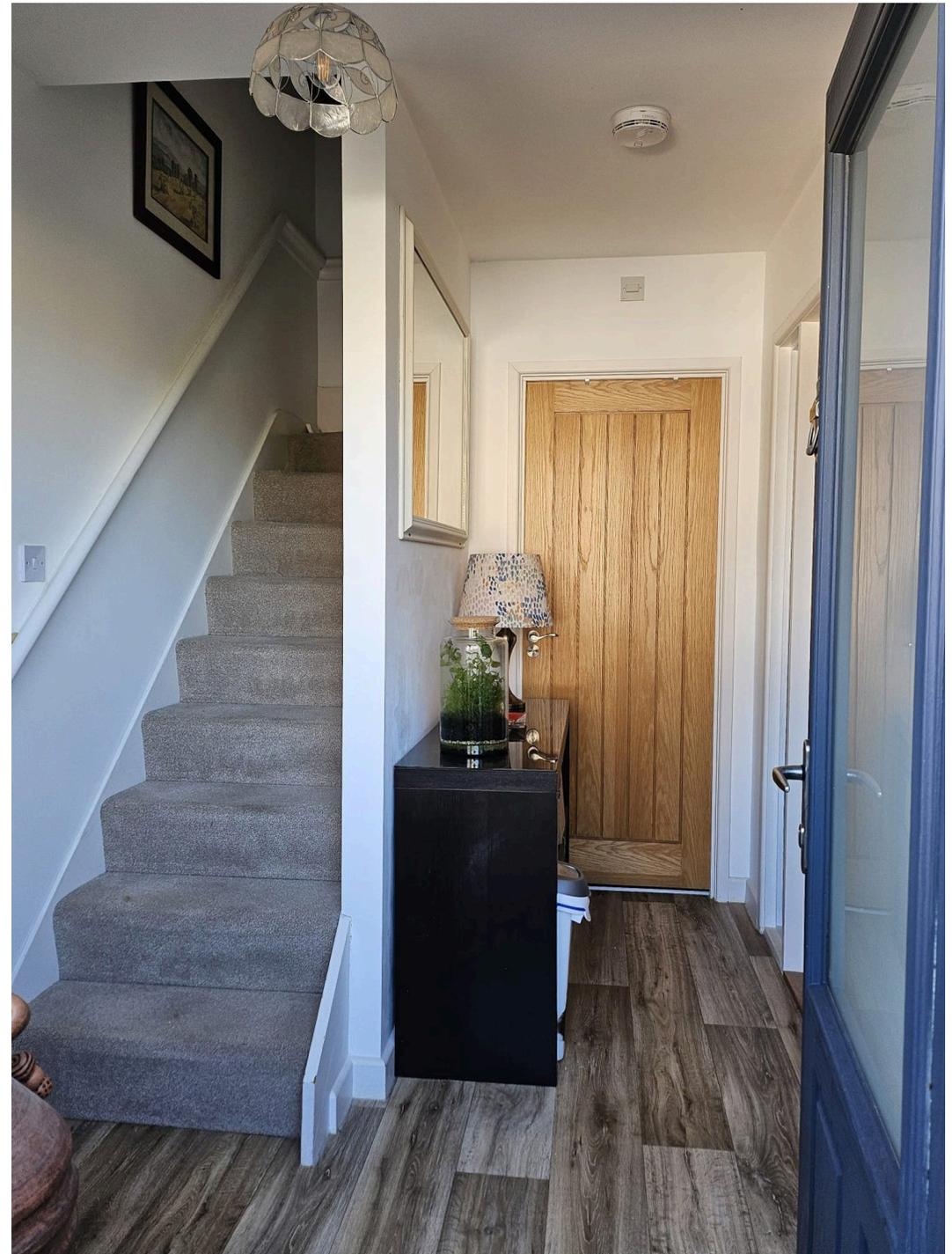
Council Tax – Band B

We understand the property has Mains Electric, mains water, mains drainage with gas fired central heating.

Consumer Protection from Unfair Trading Regulations 2008.

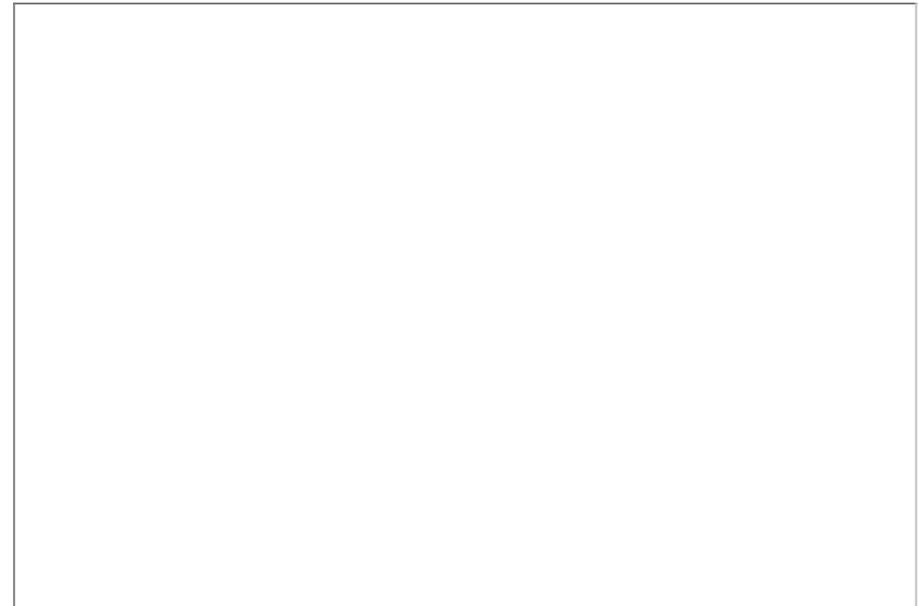
WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically





- Garden
- 2 Bathrooms
- Double Glazing
- Off Road Parking
- Gas Central Heating
- Council Tax Band B



TRURO

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements