Avondale Road, Truro

Guide Price £425,000
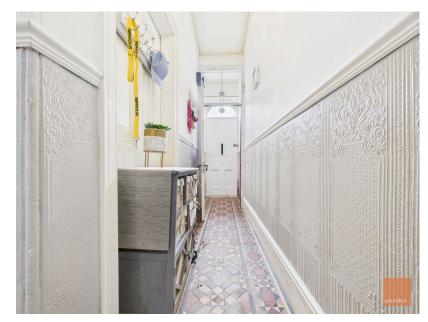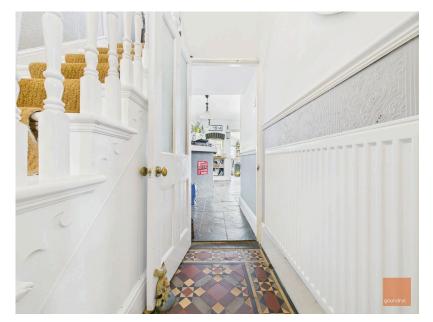
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Discover the timeless charm of this desirable four-bedroom Edwardian home, nestled in a sought-after Truro City location. Built in the 1920s, this property is steeped in history while offering modern convenience. As you step inside, you are greeted by original features such as sash windows, cornices and balustrading and intricate tessellated flooring and stained-glass doors, leading into elegant living spaces adorned with ceiling roses, bay windows, and original fireplaces. The well appointed kitchen blends well with the bar area which leads to the sun-trapped garden patio retreat. The ground floor of the property in full offers a spacious living room/dining room, kitchen with bar area and sun room. The first floor benefits from three bedrooms and a family bathroom. The attic floor is converted to a bedroom with en-suite. A sociable home, perfect for entertaining friends and family. A must see for those looking for something special in the area. Call Goundrys Estate Agents to book your viewing slot!

This family home is within easy walking distance of mainline trains to London Paddington and Truro City Centre, with all of its amenities including the Hall for Cornwall theatre, cinema, bars, restaurants, extensive shopping and schooling facilities. Nearby schools include the ever popular Bosvigo primary school and Richard Lander secondary school. This alongside private schools such as Polwhele and Truro School.

Agents Information

Tenure: Freehold

Council Tax Band: C

EPC: Commissioned - TBC

Broadband (Ofcom): Standard, superfast & ultrafast available

Mobile Availability (Ofcom): Indoor: O2 - Likely, EE, Three & Vodafone - Limited Outdoor: O2, EE, Three & Vodafone - Likely

Consumer Protection from Unfair Trading Regulations 2008.

Ground Floor

- Sunroom — 12'1" x 6'5" / 3.70 x 1.96 m
- Living/Dining Room — 24'0" x 12'5" / 7.33 x 3.79 m
- Kitchen/Bar Area — 15'10" x 8'10" / 4.84 x 2.70 m
- Hallway

Floor 1

- Bathroom — 8'8" x 9'4" / 2.65 x 2.86 m
- Bedroom — 14'9" x 9'6" / 4.51 x 2.90 m
- Bedroom — 9'10" x 8'11" / 3.00 x 2.73 m
- Landing
- Bedroom — 12'0" x 6'6" / 3.67 x 1.98 m

Floor 2

- Bedroom — 18'4" x 7'11" / 5.61 x 2.42 m
- En-Suite Shower Room — 6'4" x 4'6" / 1.95 x 1.39 m

Approximate total area⁽¹⁾
1236.67 ft²
114.89 m²

Reduced headroom
55.97 ft²
5.2 m²

(1) Excluding balconies and terraces

Reduced headroom
------- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

- Desirable Location
- Four Bedrooms
- Original Features
- Kitchen With Separate Bar
- Sun Patio
- Family Home
- En-Suite
- Generous Living Room/Diner
- Versatile Accommodation
- Gas Central Heating