



goundrys
SALES

Truro
Truro

£375,000

goundrys

Description

Offered to the market with no onward chain is this attractive 3 Bedroom stone fronted Detached house having the benefit of a generous garden to the rear. The accommodation on offer is as follows: The entrance door opens into the welcoming hallway with doors opening into the spacious, light and airy living room having the benefit of a bay window to the side elevation and patio doors into the garden. The kitchen/dining room again is of a good size with a range of wall and base units with complimentary worktops, built in oven and gas hob with extractor fan over. There is space for a fridge/freezer and washing machine. Also on the ground floor you will find a downstairs W.C. Stairs rise to the first floor where you will find the Master bedroom with an en-suite shower room plus 2 further bedrooms and the family bathroom fitted with a white suite. To the outside of the property there is driveway parking leading to the generous size garage having an internal door into the dining area and a single door into the rear garden, plus eves storage. The rear garden is enclosed being laid to lawn with a patio area. The garden is a very generous size, being private and having scope for raised veggie beds and a greenhouse to the side. The property is warmed by Gas Central Heating with Double Glazing throughout.

Location

Situated in this popular residential area conveniently located for anyone requiring access to the Royal Cornwall hospital at Treliske, Truro college, Richard Iander secondary school and access out to the A30 at Chiverton Cross. Truro city centre itself has an extensive range of facilities which includes shops, restaurants and bars and also has a mainline railway connecting to London Paddington.

Material Facts Breakdown

Tenure: Freehold

Council Tax Band: D (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Gas

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: C Certificate valid until 20th March 2032

Yearly service charge: Managed by FirstPort to cover the maintenance and repairs of the communal areas at a cost of approximately £200/£250 per year.

Parking Permits: 2 permits available at no extra cost

Broadband: Ultra fast 1800 Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Limited/Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)

Disclaimer





Bedrooms: 3

Bathrooms: 3

Receptions: 2

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