



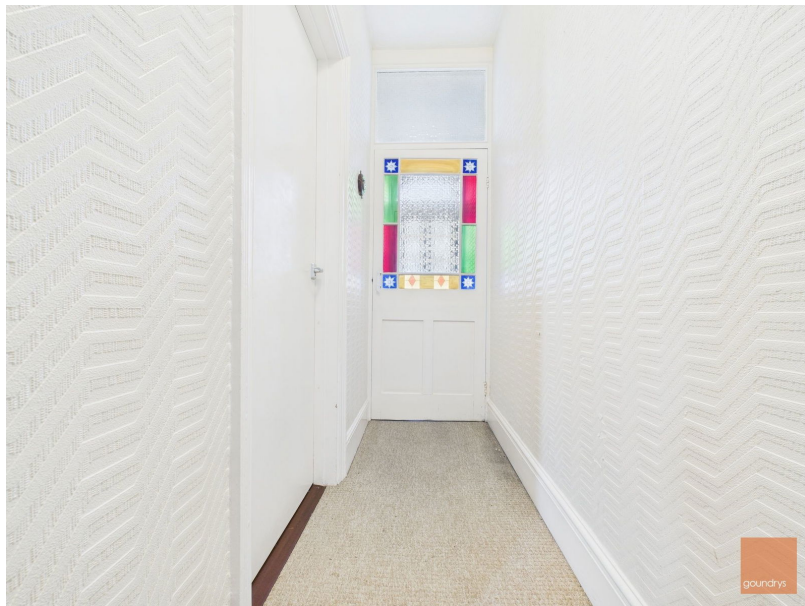
goundrys
SALES

experts in selling & buying

Broad Street, Truro, TR1 1JD

£280,000

 3  2  2



A generous three bedroom home situated within a short walking distance to Truro City Centre. The property offers three bedrooms, three reception rooms, kitchen, bathroom and separate WC. Externally, this terraced house benefits from a lawned garden and courtyard area to the rear. The property is in need of updating throughout but has the potential to be a fantastic family home for those looking in the area. This house will be sold with no onward chain. 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 and Richard Lander, Archbishop Benson Primary and Penair Secondary. This alongside private schools such as Polwhele and Truro School.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has 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. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

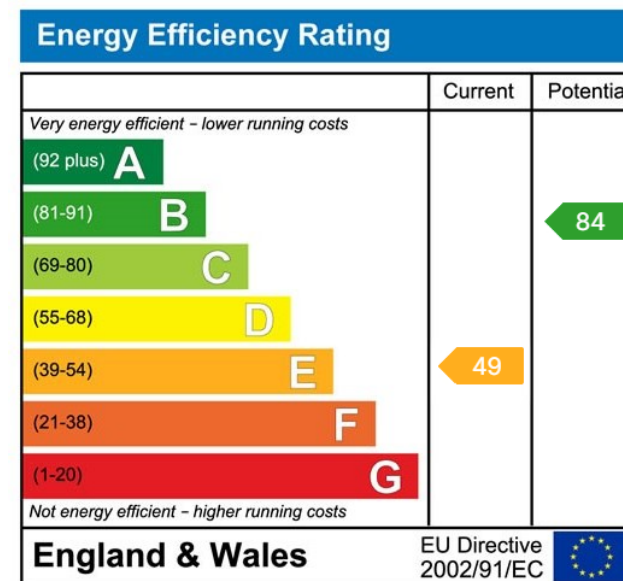
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.





- Three Bedrooms
- Town Centre Location
- Three Reception Rooms
- Garden
- Cathedral Views
- Family Home
- Updating Required
- Terraced House
- Bathroom & Separate WC
- Investment Opportunity



TRURO

Treleaven House E5, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD

01872 242425 - Sales

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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