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**Ferris Town,  
Truro**

**Guide Price £300,000**  
**Freehold**







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## **Property Introduction**

An opportunity to purchase this charming mid-terraced Grade II listed property located in an ideal position for access to the many shops and amenities of the city centre.

Offering many characteristic features you would expect from a property of this period, the accommodation benefits from a comprehensive gas fired central heating system with partial double glazed windows.

In brief, the accommodation comprises of an impressive entrance hallway with attractive staircase, dining room, lounge, sun room/rear porchway, WC, whilst to the first floor are three bedrooms, the principal having an en-suite WC and a family shower room.

Externally to the rear is a small enclosed courtyard with access to a useful storage unit.

## **Location**

The city of Truro is the commercial centre for Cornwall and offers a good range of well known high street multiples along with many independent retail outlets. Its attractive cobbled streets meander through the city leading to a range of restaurants, bars, cinema, nightclubs and of course The Hall for Cornwall located on the piazza.

The city is steeped in history and features many wonderful Georgian terraced streets which are rivalled in the west only by Bath. There are also a number of fine municipal gardens such as Boscowen Park and Victoria Gardens which have in the past won many awards in the Britain in Bloom competition. For those who enjoy water sports, these can be found nearby at Loe Beach near Feock and the maritime of Falmouth is approximately twelve miles distant. A regular rail service operates to London Paddington or west to Falmouth or Penzance and again the property is ideally situated for this service.

## **ACCOMMODATION COMPRISES**

Large entrance door opening to:-

### **ENTRANCE HALLWAY**

Built-in double storage cupboard with arched recess over. Additional built-in storage cupboard and an impressive staircase to the first floor with quarter turn, radiator, under stairs storage cupboard.

### LOUNGE 12' 9" x 11' 9" (3.88m x 3.58m)

Double doors to sun room. A variety of built-in cupboards and shelving. Dado rail. Radiator.

### DINING ROOM 14' 8" x 11' 1" (4.47m x 3.38m)

Feature full length Georgian window to front elevation with delightful fireplace and surround, shelved recesses to side. Ornate coving and ceiling rose. Built-in shelving unit to one wall with glass display. Two radiators.

### REAR PORCHWAY/SUN ROOM 10' 6" x 10' 2" (3.20m x 3.10m) maximum measurements, irregular shape

Doorway to exterior. Built-in storage cupboard. Delabole slate tiled floor. Access to:-

### CLOAKROOM

Window to rear elevation. Wash hand basin and WC with concealed cistern, shower. Tiled walls.

### KITCHEN 13' 0" x 7' 9" (3.96m x 2.36m) maximum measurements

Window to rear elevation. Single stainless steel sink unit, a good range of base and wall mounted storage cupboard. Plumbing for automatic washing machine, a range of work surfaces, breakfast bar and recess for cooker. Ornate coving, integrated fridge and freezer plus dishwasher. Part tiled walls, Delabole slate tiled floor.

### FIRST FLOOR LANDING

Access off to:-

### BEDROOM ONE 11' 9" x 9' 10" (3.58m x 2.99m)

uPVC double glazed window to rear elevation. Radiator. Built-in wardrobes. Ornate coving. Access to:-

### EN-SUITE WC

Close coupled WC, wash hand basin with storage cupboard under and mirror over.

### BEDROOM TWO 12' 5" x 10' 0" (3.78m x 3.05m)

Window to front elevation. Radiator. Ornate coving, built-in wardrobe and dressing table.

### BEDROOM THREE 9' 11" x 8' 8" (3.02m x 2.64m) maximum measurements

Window to front elevation. Radiator. Built-in wardrobes and dressing table. Ornate coving and downlighters.

### SHOWER ROOM

uPVC double glazed window to rear elevation. WC, wash hand basin with storage cupboard under, shower cubicle. Chrome heated towel rail. Built-in storage cupboards and access to loft.

### OUTSIDE FRONT

Immediately to the front of the property is a concreted area with direct access to the front door.

### REAR COURTYARD

To the rear is a small enclosed courtyard and access to a useful storage shed.

### SERVICES

Services connected are mains electricity, mains water, mains drainage and mains gas.

### AGENTS' NOTE

The Council Tax band for the property is band 'C'.



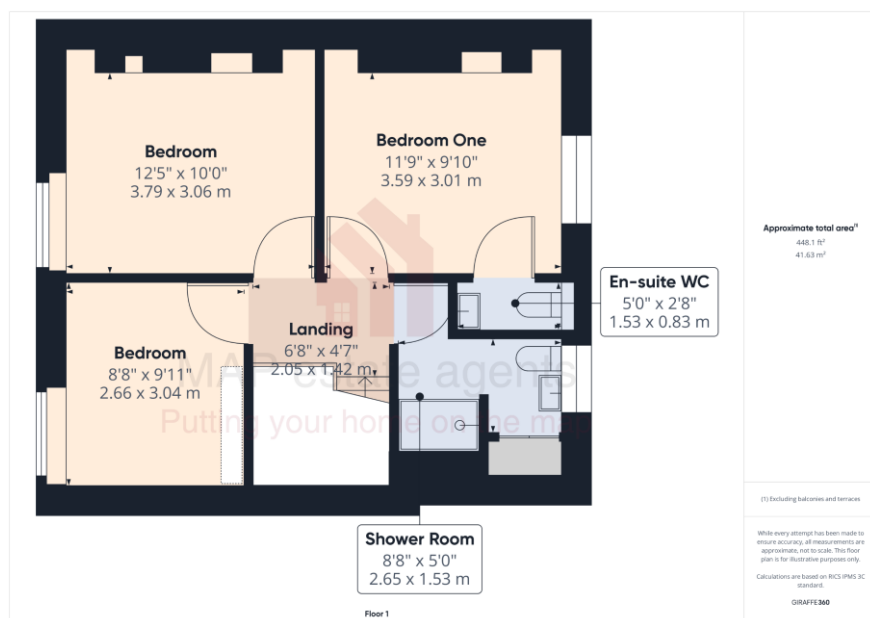
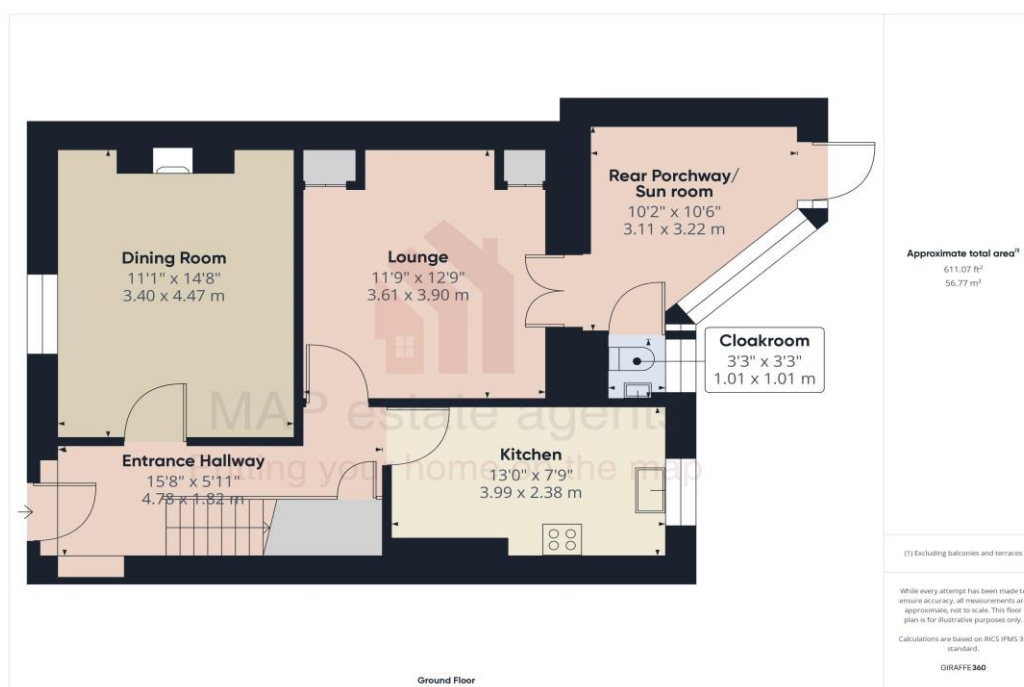
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		





## MAP's top reasons to view this home

- A grand mid-terrace Grade II listed Georgian style property
- Located in ideal position for access to city centre
- Three bedrooms, principal with en-suite WC
- Many period features
- Lounge
- Dining room
- Ground floor cloakroom, first floor shower room
- Gas heating system
- Permit parking
- Courtyard with useful storage shed



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