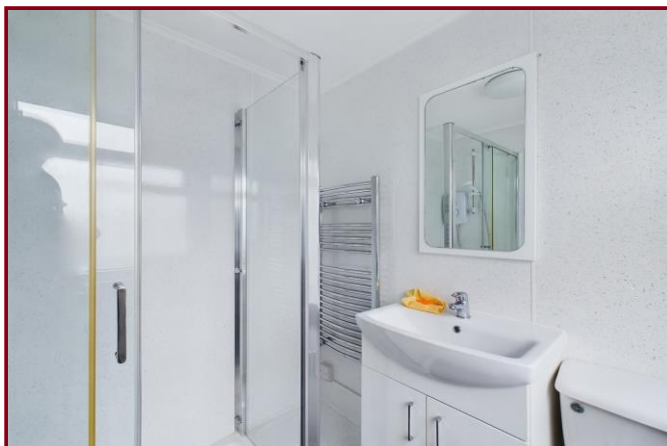




MAP estate agents
Putting your home on the map

**St. Dominic Street,
Truro**

**£175,000
Freehold**





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Property Introduction

Located in a convenient position for the many shops and facilities of the city centre is this charming mid terrace property requiring some refurbishment and modernisation.

The spacious accommodation benefits from double glazed windows with mains gas being connected to the property but no current central heating system installed.

Externally to the rear is enclosed paved garden with useful outbuildings. A great opportunity to purchase a good sized home close to the city centre.

Location

The city of Truro is the commercial centre for Cornwall and offers a good range of 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 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 rivaled in the west only by Bath. There are also a number of fine municipal gardens such as Boscawen Park and Victoria gardens which have in the past won many awards in the Britain in Bloom competition.

Those who enjoy water sports, these can be found nearby at Loe beach near Feock and the maritime town of Falmouth is approximately twelve miles distant. A regular rail service operates to London Paddington and again is near to the property access up station hill

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Double glazed door to exterior, boxed electric meters access to:-

LOUNGE 10' 2" x 9' 4" (3.10m x 2.84m)

Double glazed window to front with electric fire, gas meters, dado rail. Access:-

DINING ROOM 13' 5" x 11' 8" (4.09m x 3.55m)

Double glazed window to rear elevation, gas fire with staircase to first floor and under stairs storage cupboard, arched shelved recess, sliding door giving access to:-

KITCHEN 10' 1" x 6' 2" (3.07m x 1.88m)

Double glazed window, single stainless steel sink unit with mixer tap, a range of base and wall mounted storage cupboards, range of work surfaces, four drawer storage unit, space for cooker, part tiled walls and larder/style storage cupboard

REAR ENTRANCE

Double glazed door to exterior, airing cupboard with water heater.

SHOWER ROOM

Double glazed window, wash hand basin, double storage cupboard under, shower cubicle, chrome heater towel rail and low flush WC

FIRST FLOOR LANDING

Access to:-

BEDROOM ONE 10' 9" x 9' 5" (3.27m x 2.87m)

Double glazed window to rear elevation, access to loft.

BEDROOM TWO 10' 0" x 10' 0" (3.05m x 3.05m)

Double glazed window to front elevation.

BEDROOM THREE 9' 10" x 6' 6" (2.99m x 1.98m)

Double glazed window front elevation.

EXTERIOR

The rear is enclosed with concrete and paved patio and a range of useful out building along with a water tap. At the bottom of the garden is a gateway with pathway leading along the rear of the adjoining terrace properties.

SERVICES

Mains drainage, water, electricity and gas.

AGENT'S NOTE

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

We can confirm that the property has a flying freehold located at the front of the property with the left hand bedroom.

A mundic report was commissioned on 15th April 2024 and received a classification of A1. A copy of the report is available at our office upon request.

DIRECTIONS

Proceeding down Station Hill at the roundabout go straight on turning next right into St Dominic Street where the property is located on the left hand side. If using what three words Hurray.Grain.Clash

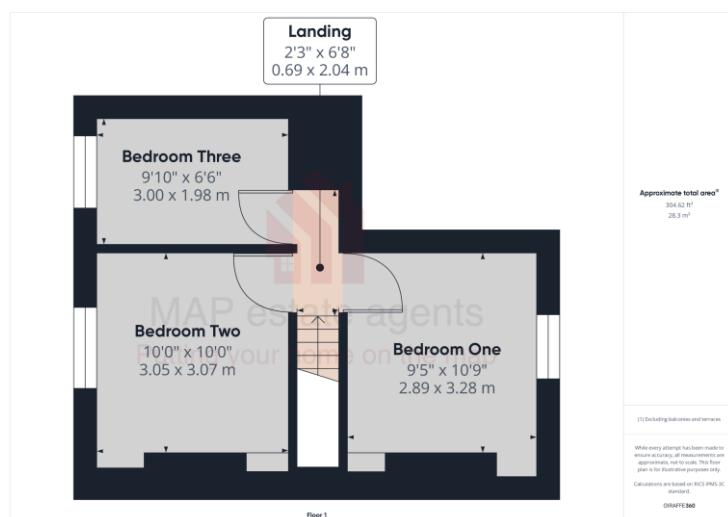


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



MAP's top reasons to view this home

- Terraced house situated close to city amenities
- Opportunity to refurbish and modernise
- Three first floor bedrooms
- Lounge
- Separate dining room
- Galley style kitchen
- Ground floor re-fitted shower room
- Enclosed rear courtyard
- Vacant possession
- uPVC double glazed windows and doors



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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