



MAP estate agents
Putting your home on the map

**Mitchell Hill,
Truro**

**£200,000
Freehold**





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Property Introduction

Situated on Mitchell Hill, this corner terraced property requires some modernisation and refurbishment yet is ideally located for access to the city centre amenities.

Being offered for sale chain free, the property is an ideal opportunity for a buyer to restore it into a delightful home to an individual style and taste and currently has the benefit of uPVC double glazed windows and doors.

Externally to the front is an enclosed paved garden along with a useful storage shed whilst to the rear is a shared alleyway with access directly onto the side road.

Location

Truro city itself has many high street multiples set alongside a variety of independent shops with its attractive piazza which hosts many farmers markets and is also the locality for the popular Hall for Cornwall. The cobbled streets give access to a variety of popular restaurants, cafes with many high street national chain shops sat alongside local independent stores. Places of interest nearby include the riverside village of Malpas home to the delightful Heron Inn with its park and tidal creeks it is popular for paddleboarding and kayaking.

The nearby maritime town of Falmouth lies approximately fifteen miles distant being home to the National Maritime Museum with its particular coastline being sheltered and ideal for sailing waters. The rugged north coast is also within a reasonable travelling distance famed for its popular surfing beaches such as Perranporth, St Agnes and Newquay.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE PORCH

Double glazed windows. Built-in storage cupboard. Tiled floor and doorway giving access to:-

LOUNGE 13' 5" x 11' 7" (4.09m x 3.53m) maximum measurements

Double glazed window to front elevation with window seat. Feature stone fireplace with built-in storage cupboards to side, boxed electric meters. Doorway giving access to:-

KITCHEN 11' 5" x 9' 0" (3.48m x 2.74m)

Double glazed window to side elevation. Single stainless steel sink unit with mixer tap. A variety of base and wall mounted storage cupboards. Plumbing for automatic washing machine. Staircase to first floor. Doorway giving access to:-

REAR HALLWAY

Double glazed door to exterior. Tiled floor. 'Velux' window. Access to:-

SHOWER ROOM

Shower, low flush WC, wall heater, tiled walls and wall cabinet.

FIRST FLOOR LANDING

Access off to:-

BEDROOM ONE 12' 6" x 11' 9" (3.81m x 3.58m) maximum measurements

Double glazed window to front elevation. Wall heater. Built-in wardrobes and shelved wardrobe. Access to:-

EN-SUITE

Pedestal wash hand basin, close coupled WC. Chrome heated towel rail and wall cabinet.

BEDROOM TWO 9' 2" x 8' 11" (2.79m x 2.72m)

Double glazed window to side elevation. Two built-in storage cupboards. Pedestal wash hand basin and wall heater.

OUTSIDE FRONT

To the front is an enclosed paved garden along with a useful timber storage shed with a galvanised gateway leading out onto the road.

OUTSIDE REAR

To the rear is a shared alleyway which gives direct access to the side road.

SERVICES

Mains drainage, mains water and mains electric.

AGENT'S NOTE

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

DIRECTIONS

Proceeding up Mitchell Hill the property is situated on the left hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- simple.spray.couple

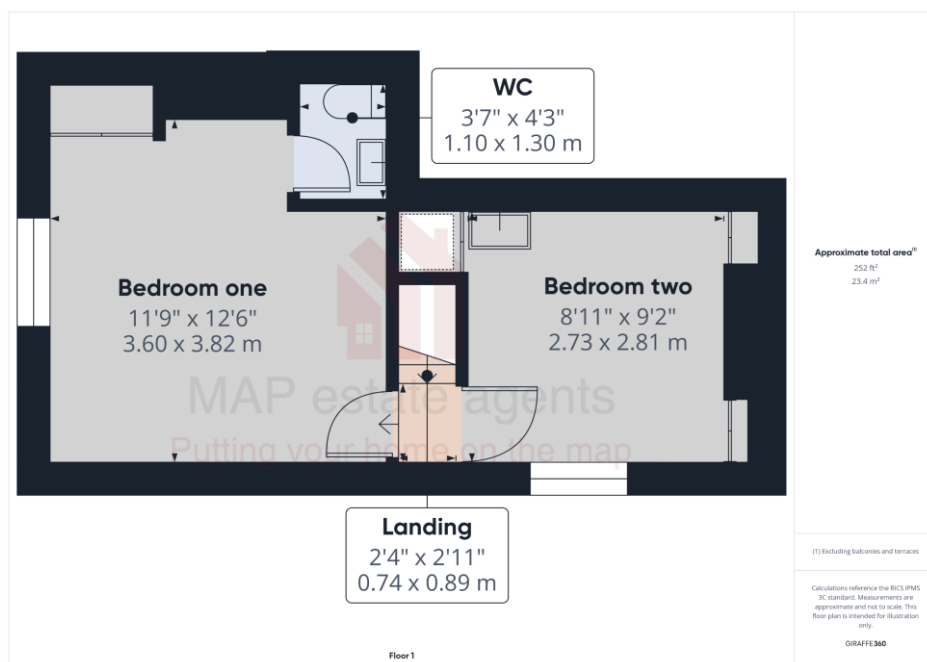


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		84
C (69-80)		
D (55-68)		
E (39-54)	40	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MAP's top reasons to view this home

- Corner mid-terrace character cottage
- Situated in an ideal location for the city centre
- Entrance porch
- Ground floor shower room
- Two first floor bedrooms
- Principal bedroom with en-suite
- uPVC double glazed windows and doors
- Enclosed front garden with useful storage shed
- Requiring some modernisation and refurbishment
- Offered for sale with vacant possession



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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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