



BEDRUTHAN AVENUE, TRURO
GUIDE PRICE £325,000





FULL DESCRIPTION

A fantastic newly renovated three bedroom house in Truro.

This property consists of a large open plan sitting room/dining room/kitchen, three bedrooms, and a bathroom. There is also detached garage and off road parking for two cars. This property makes a great home or investment.

Located in Truro, in walking distance to the city centre, making this property close to lots of amenities such as local shops, restaurants and the cinema, it's the perfect location if you are looking for city living, without being in the centre. There are also excellent transport links close by including bus stops and a train station.

OTHER INFORMATION

Lease Length - N/A

Management Charges - N/A

Ground Rent - N/A


Council Tax band - C

EPC - C



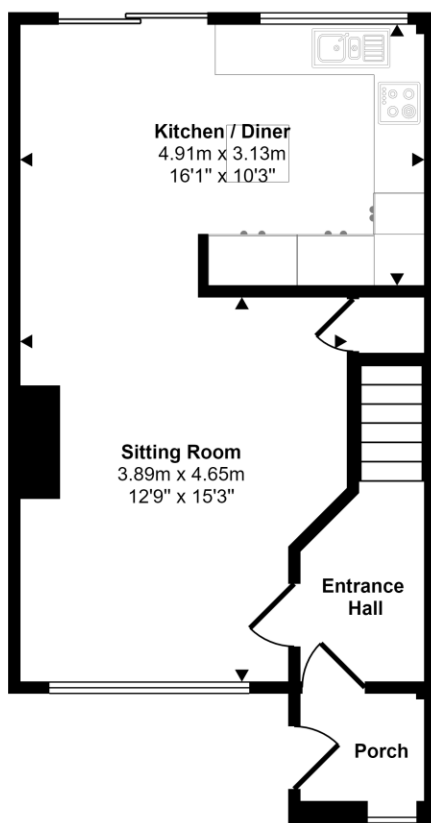
OTHER INFORMATION Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.



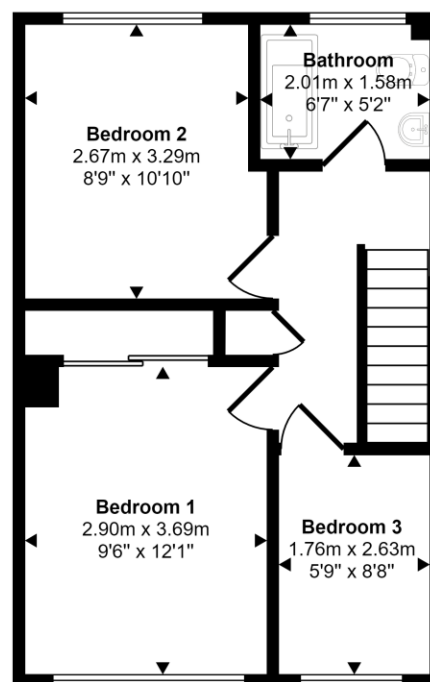
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor
Approx 41 sq m / 442 sq ft



First Floor
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.