



112 Cornish Crescent, Truro, TR1 3PF
£250,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- 3 Bedrooms, 2 reception rooms
- Peaceful yet convenient location
- Front & rear garden
- Residents off street parking area
- Well presented throughout
- No onward chain



A super end terrace 3 bedroom, 2 reception room house in a peaceful location yet only a mile from the city centre. Well presented accommodation measuring around 950 sq ft with front and rear garden. Available with no onward chain.



The Property

A 1980's end terrace house peacefully located at the end of a no through road near countryside walks yet less than a mile from the city centre. The property comprises 3 bedrooms (2 large doubles and a good sized single), first floor bathroom, downstairs WC, fully fitted kitchen and 2 reception rooms. All in all the accommodation measures around 950 square ft and is well presented but offers lots of scope for further improvement and perhaps alteration for modern open plan living tastes.

The outside space is a good size with gardens located to front, side and rear enjoying sunny aspects throughout the day as well as a very useful outside store room. Parking is readily available in the off street residents parking area located directly to the rear of the house. The property further benefits from double glazing and gas central heating.

This opportunity comes available with no onward chain and is very much recommended.

The Location

Cornish Crescent is situated around 1 mile from the city centre in the Hightown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local Premier Express convenience store and Fish and Chip shop. Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by. Heading out of town you'll be on to the A30 in around 10 minutes and driving in to town will take less than 5 minutes or a 10/15 minute walk. There are excellent transport links here with bus stops on Malabar Road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with countryside walks on the doorstep and green spaces such as the Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Coosebean Greenway
Approximately 350 yards from property





Property Information

Tenure: Freehold

Council Authority: Cornwall Council

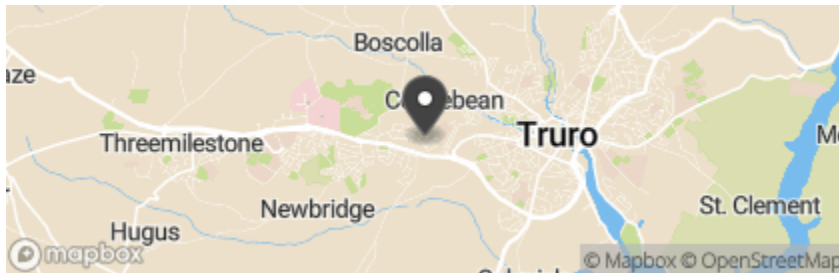
Council Tax Band: B

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Indoor - Likely (Vodafone). Outdoor – Likely (all networks)

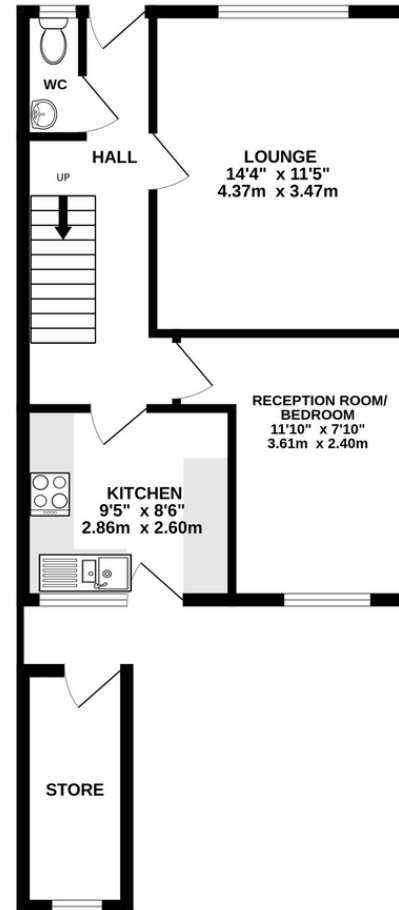
Broadband: Ultrafast available. Max Download 1000Mbps. Max Upload 220Mbps.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

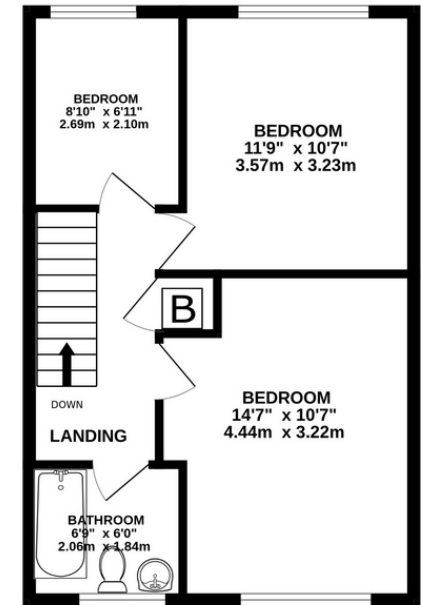


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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