



9 Mitchell Hill, Truro, TR1 1ED
£250,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Terraced period property
- Highly convenient city centre location
- 3 bedrooms, 3 reception room
- Surprising 1,300 sq ft accommodation
- Character and charm throughout
- Sun facing courtyard and balcony
- No onward chain
- Video tour available



A truly unique and deceptively spacious terraced house located in Truro city centre. 3 bedroom, 3 reception room accommodation with period charm throughout and sun facing courtyard and balcony. Available with no onward chain.



The Property

You could be forgiven from a cursory viewing from the road for believing this property to be 'just another' terraced house but there is so much more than meets the eye here! Indeed 9 Mitchell Hill offers over 1,300 sq ft of accommodation with period charm and character in abundance.

On the ground floor a high-ceilinged living room with feature fireplace and panelled walls provides a wonderful first seating area and entrance to the property. To the rear is a fully fitted kitchen with plenty of space for dining and a door opening out to the private enclosed courtyard with bespoke made seating and useful outside store. To the first floor there are three double bedrooms, a family bathroom and a lovely second reception room providing a second living space, a great office or perhaps a large hobby room. Accessed from this area is the balcony which provides a fantastic seating area with a sunny South facing orientation and raised views towards the city.

With the convenience of being so close to town a sacrifice of off-street parking is made; however the single yellow line parking in front of the property allows parking between 6pm and 8am through Monday to Saturday and all of Sunday, there is also unrestricted on street parking a short walk away.

This truly unique home is excitingly available with no onward chain and a viewing is a must to appreciate what is on offer.

The Location

Located at the bottom of Mitchell Hill this is true city centre living with everything on your doorstep. You can walk in to town in a literal stones throw to enjoy New Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school and The Rising Sun pub which serves some of the best food in the city. Several green spaces are close as well with Daubuz Moors and Tremorvah Playing Field being a short walk away. Driving North out of town you can be on the A30 in around 10 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

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.



Bedroom 2



Reception Room



Bedroom 1



Property Information

Tenure: Freehold. Number 7 Mitchell Hill incorporates part of the building but is owned separately on a long lease, Number 9 retains the freehold.

Council Authority: Cornwall

Council Tax Band: B

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

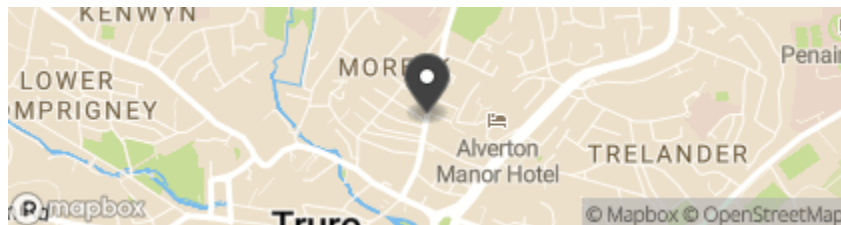
Mobile Signal: Likely (all networks)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The property is in a conservation area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	60	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

Mitchell Hill, Truro

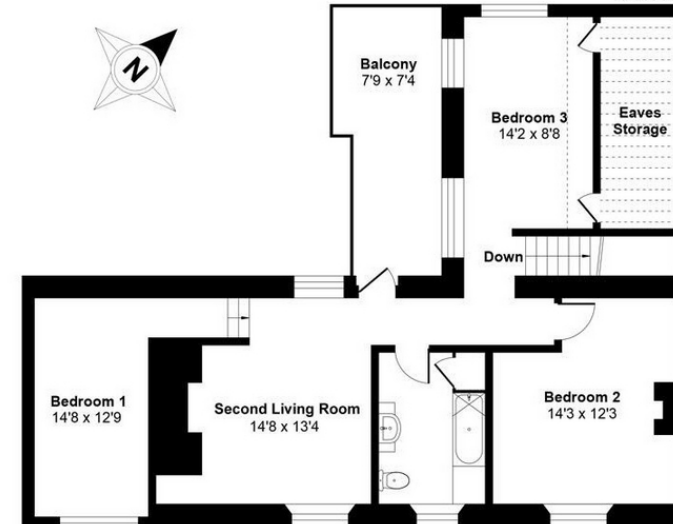
Approximate Area = 1199 sq ft / 111.3 sq m

Limited Use Area(s) = 104 sq ft / 9.6 sq m

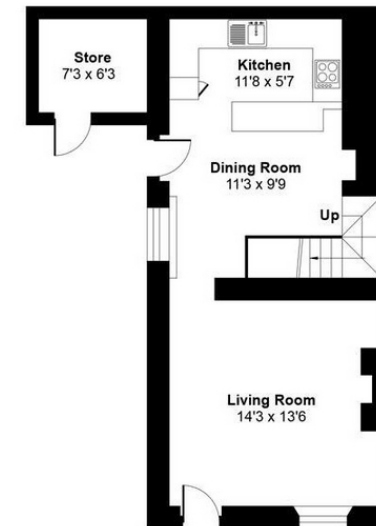
Outbuilding = 46 sq ft / 4.2 sq m

Total = 1349 sq ft / 125.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height