



31 Kingsley Close, Truro, TR1 3XJ
£295,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features



- Modern terraced house
- Spacious 'corner' design
- Three bedrooms, master en-suite
- Large living space, modern kitchen, conservatory
- Well presented throughout
- South/West facing rear garden
- Two parking spaces
- Video tour available



A spacious modern terraced house located close to schools, college and the hospital. Well presented three bedroom, two reception room accommodation measuring over 1000 sq ft with rear garden and two parking spaces.



The Property

An early 2000's built terraced house with spacious accommodation measuring just over 1000 sq ft thanks to its interesting 'corner' design. Well presented three bedroom, master en-suite, two reception room accommodation with rear garden and two parking spaces.

A gated entrance and through the attractive little front garden provides access to number 31. Through the front door there is an incredibly useful entrance hallway with large coat cupboard and downstairs WC. To the right is a really spacious living and dining room filled with light thanks to the dual aspect windows to front and rear. The separate kitchen was recently fitted and has a high quality finish and integrated appliances and bespoke made units. To the rear is a good sized conservatory with heating providing another 'year round' reception room. On the first floor there is a large master bedroom with en-suite shower room, a further double bedroom with fantastic walk in wardrobe and a good sized single bedroom as well as the family bathroom.

To the rear a low maintenance enclosed garden provides a lovely space to enjoy the afternoon and evening sun with a South/West orientation. Accessed from the garden and the front of the property a locked passageway privately owned by the house providing really useful outside storage and an external access for bikes etc to avoid coming through the house. There is the added benefit of two allocated parking spaces for the property located at the end of the terrace no more than 10m away from the front door.

This above the norm terraced house is highly recommended for a viewing.

The Location

Kingsley Close is situated around 2 miles from the city centre in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter convenience store. The village of Threemilestone is less than a mile away which has a Co-op, Victoria Inn pub (great carvery!), pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take around the same. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep and green spaces with a playing field located literally at the end of the road which connects to Halbullock Moor Nature Reserve and continues out into the countryside beyond.

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.





Property Information

Tenure: Freehold


Council Authority: Cornwall

Council Tax Band: C

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

Mobile Signal: Likely (all networks)

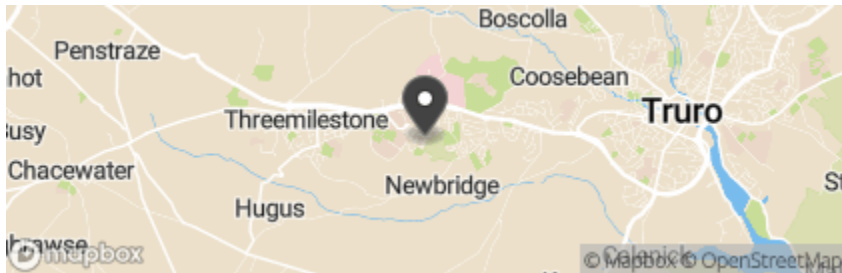

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-*) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		78	88
<p>England, Scotland & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(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.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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.