



52 Kenwyn Street, Truro, TR1 3DB
£265,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- City centre location
- Terraced house, recently renovated
- Three double bedrooms, large bathroom
- Lounge and separate kitchen/diner
- Good sized sunny rear garden
- On street residents parking
- No onward chain
- Video tour available



A fantastic example of a Truro city centre terraced house. Recently renovated throughout providing beautifully presented three bedroom accommodation with good sized garden to the rear. Available with no onward chain.



The Property

This is a fantastic home for those wanting city centre living with no work to do and a good sized sunny garden. The entire property has undergone recent renovation and is now beautifully presented and ready to move in to immediately.

Entering the property there is a useful porch for coat and shoe storage, a further door providing access to a cosy yet spacious lounge with useful under stairs cupboard. To the rear is a great sized fully fitted modern kitchen with plenty of space for dining overlooking the rear garden. Upstairs there are three double bedrooms and a large bathroom with walk in shower and separate bath. The third bedroom and bathroom have vaulted ceilings and exposed beams which is a particularly nice feature.

Outside there is a South/East facing fully enclosed rear garden, a great size considering the location. There is also the added benefit of an undercover path leading from the street to provide external access front to rear and a side door into the kitchen. Furthermore, the property is in a TZ11 residents parking zone allowing each property access to permits to allow for on street parking nearby for two cars and visitors – ask for details on pricing.

Available with no onward chain and absolutely recommended.

The Location

The property sits where Kenwyn Street meets Chapel Hill, you are incredibly close to town here being less than a 5 minute walk from the city centre hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station 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



Property Information

Tenure: 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.

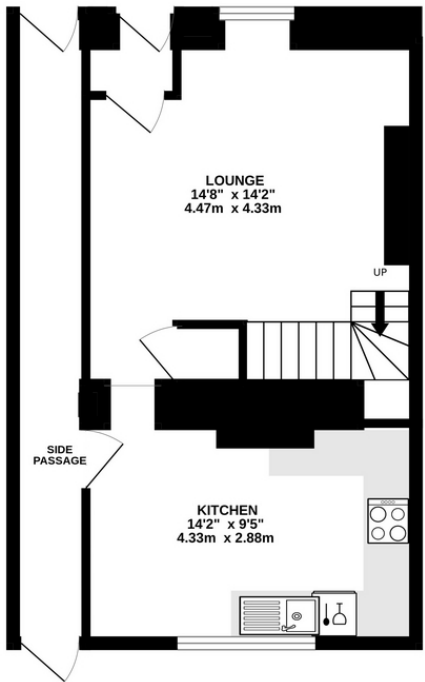
Note: The property is in a conservation area.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A		93	(92+) A		81
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	52		(39-54) E	48	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

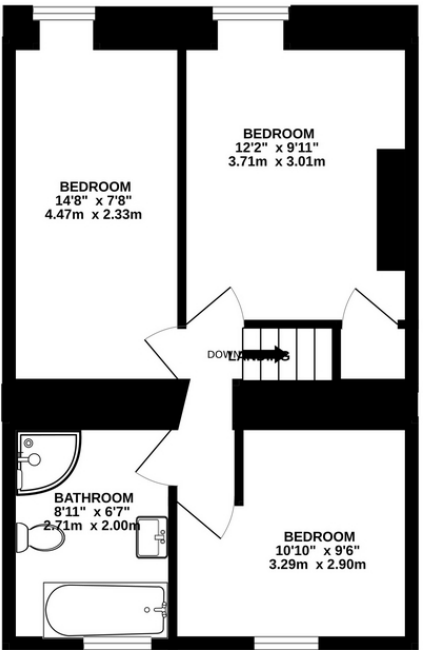


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preperation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment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

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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