



34 Highertown, Truro, TR1 3QA

£230,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Terraced 1800's cottage
- 1 mile from city centre
- 2 bedrooms, bathroom
- Cosy lounge and kitchen/diner
- Character features throughout
- Surprisingly large garden
- Unofficial but understood parking in front
- Video tour available



A characterful two bedroom terraced cottage with great sized garden located 1 mile from the city centre.



The Property

An attractive 1800's terraced cottage located 1 mile, a 20 minute walk, from the city centre.

Good sized accommodation with character features throughout comprising a cosy lounge with feature fireplace, fully fitted kitchen/diner, a large double bedroom, a good sized second bedroom and a first floor bathroom. To the rear there is a surprisingly large sunny garden with lots of potential and to the front an unofficial but 'understood' parking space used by the property for one vehicle.

This is a great opportunity and recommended for viewing.

The Location

Located less than 1 mile, a 15 minute walk, from the city centre in the Highertown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse and The County Arms. In terms of schooling; 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. There are excellent transport links here with bus stops on the main road in front 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 Newham Trail providing a 1.6 mile long route of easy and safe off-road walking and cycling all the way to the Truro River.

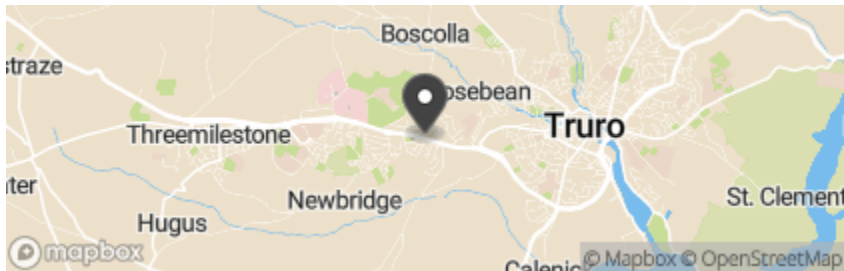
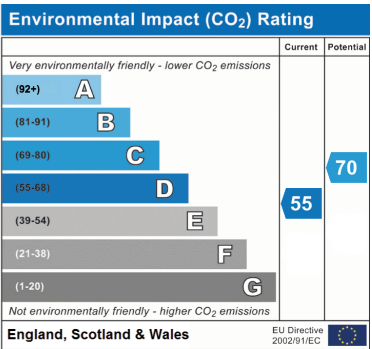
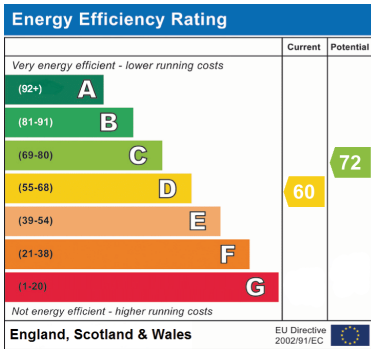
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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: B
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: Likely (all networks)
Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



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.

