



160 Treffry Road, Truro, TR1 1UF
£350,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern semi-detached house
- Quiet residential location
- Three bedrooms, master en-suite, family bathroom
- Kitchen/diner, living room, WC
- Beautifully presented throughout
- Enclosed rear garden
- Single garage & parking space to rear
- Video tour available



*A modern semi-detached house located in a quiet residential location yet convenient for the city centre.
Beautifully presented three bedroom, master en-suite accommodation
with lovely garden, garage and parking space.*



The Property

A delightful semi-detached house built around 2005 offering the convenience of being a 20 minute walk from the city centre from this popular residential location.

Steps lead up from the pathway to the front door where a generous entrance hallway provides space for coat and shoe storage as well as access to all areas of the property. On the ground floor there is a fully fitted, modern and stylish kitchen with space for dining and a lovely dual aspect living room with double opening doors to the rear garden as well as a separate cloakroom. On the first floor the master bedroom is a great size with en-suite shower room, the second bedroom is a good sized double and the third a single with a separate high quality family bathroom. All is presented beautifully throughout offering little to nothing to do on move-in day.

To the rear there is an enclosed garden with lower and mid levels having artificially laid lawn and steps rising to an area of planted beds and a treehouse! Steps further rise to a wonderful decked seating area enjoying the best of the sunshine, perfect for al-fresco dining. A rear gate then opens to a private parking space next to the detached single garage with power, light and pitched roof storage above.

This is a house which can suit a variance of needs but offers a truly great home for those looking to move straight in and enjoy what Truro has to offer.



The Location

Treffry Road is a popular residential location built around 20 years ago and tucked in a corner on the North side of the city. The only traffic entering this location is those who live here or are visiting so there is a lovely sense of quiet and peace, particularly in the location of this delightful home. You can drive in to Truro city centre in around 5 minutes and a walk is made even easier by a 'cut-through' public footpath specifically made for the estate with space for bikes meaning you can be in the centre of town within 20 minutes by foot and 10 minutes on wheels. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby and to North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Heading out of town North you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby.

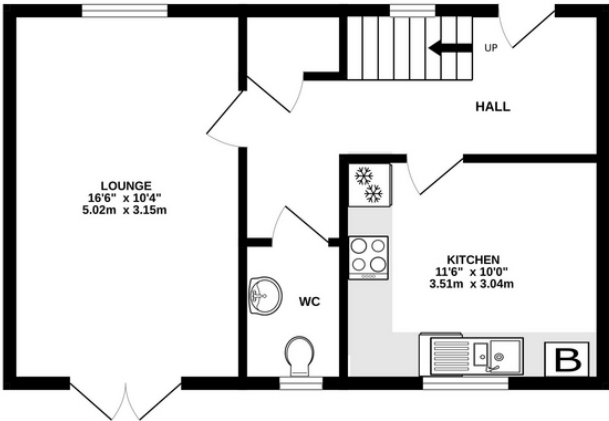
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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.



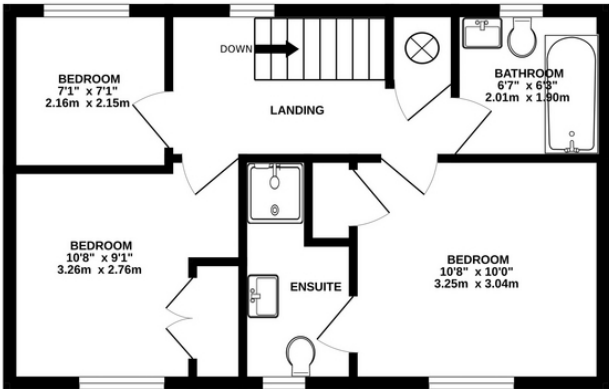


Floorplan

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

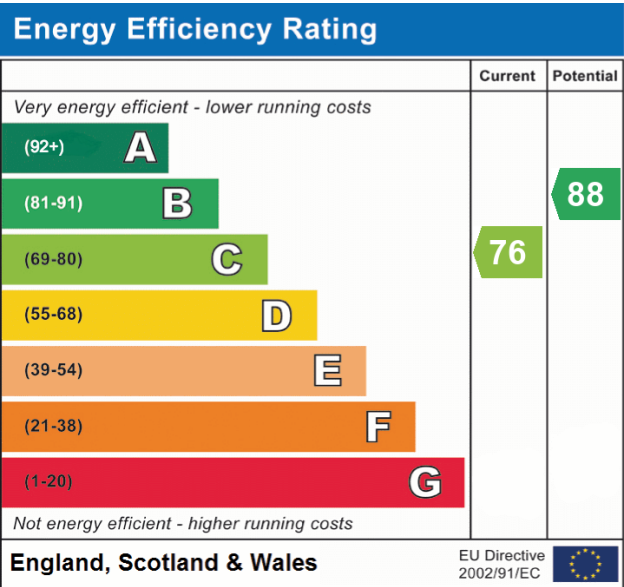


TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

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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Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: C
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



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.

