



3 Harrison Terrace, Truro, TR1 3EL  
£375,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

- Mid-terraced period town house measuring over 1,300 sq ft
- Favoured attractive road near city centre
- Four bedrooms, two bathrooms, two reception rooms
- Well presented throughout & with character
- Good sized rear courtyard garden
- Residents permit parking
- No onward chain
- Video tour available



# The Property

This truly superb mid-terraced town house sits on one of Truro's most attractive streets. A central location with a less than 5 minute walk into town yet offering a surprisingly peaceful and tranquil atmosphere. The property is a great size measuring 1,325 sq ft set across three storeys and has the added benefit of a lovely rear courtyard garden.

On the ground floor an entrance vestibule and hallway provides access to a lovely large sitting room with fireplace, high ceilings, chunky skirting, picture rail and coving as well as a deep bay window to front aspect. The dining room enjoys the same character features with a window to the rear overlooking the garden. The wide galley style kitchen is set to the rear with modern fully fitted units and integrated appliances as well as a glazed door and window to the side aspect flooding the room with natural light and even a gas fire stove with mosaic tile surround. Steps from this room rise to a utility area with WC - a real rarity for this type of home.

On the first floor a split level landing provides access to a bath and shower room with separate WC as well as two large double bedrooms and a single. There is integrated storage on the landing with a turning staircase rising to the third level. At the top a building compliant loft conversion has created a large double bedroom with dressing area, Velux windows to front and rear and the added benefit of an en-suite shower room. There are views right over the city and towards the Cathedral from the front Velux which has a lovely little window seat for that morning coffee whilst enjoying the outlook.

Outside and to the rear there is a lower level courtyard with steps rising to a good sized terrace with planted beds and space for storage. This is enclosed by high walls and enjoys a sunny aspect, particularly in the evening. There is the added benefit of gated rear access to bring bikes etc through without entering the property. Furthermore, the property is in a TZ10 residents parking zone allowing each property access to permits to allow for on street parking for two cars and visitors – ask for details on pricing.

This is a wonderful opportunity to own one of these special homes and enjoy all the city has to offer. Excitingly available with no onward chain.







# The Location

Harrison Terrace and surrounding few roads are rows of beautiful period townhouses that offer some of the most attractive terraces in the city. 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.



# Property Information

Tenure: Freehold

Council Authority: Cornwall

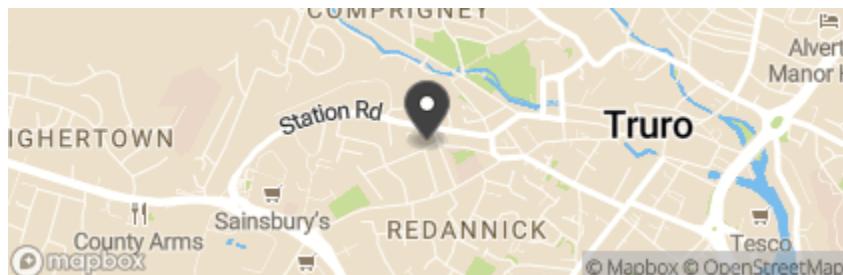
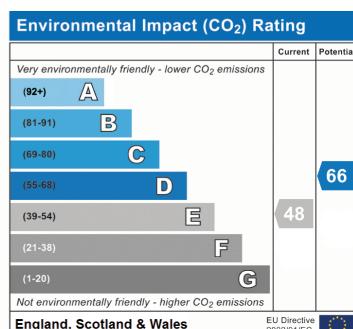
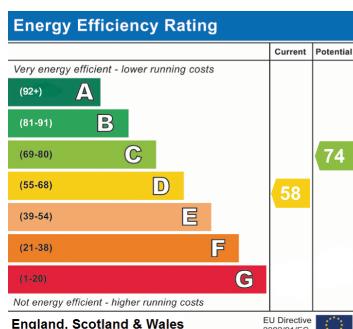
Council Tax Band: C

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

Mobile Signal: Best networks O2 & Vodafone – (good indoor & outdoor)

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

Note: The property is in a conservation area.

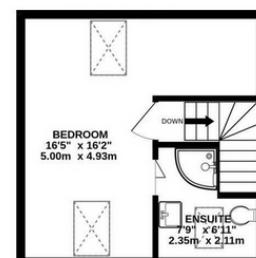
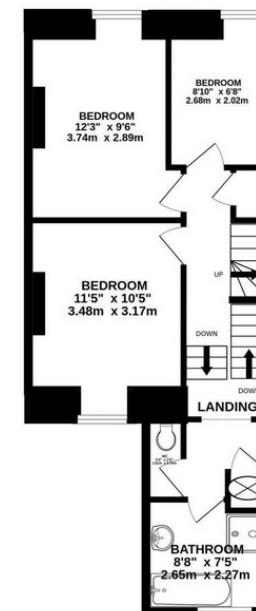


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment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

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.

2ND FLOOR  
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and any other items are approximate. The plan is taken from the best information available, to the best of our knowledge, and is given in good faith. It is for indicative 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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