



106 Cornish Crescent,
Truro

LODGE & THOMAS
ESTABLISHED 1892

106 Cornish Crescent, Truro, Cornwall TR1 3PF

Guide Price - £225,000 Freehold

- Three/four bedrooms
- Convenient location
- Gardens to front and rear
- Sold with no chain

A middle terraced family house in a mature residential area on the western side of Truro city, close to the College and Hospital. Sold with vacant possession and no onward chain.



The Property

106 Cornish Crescent is a middle terraced house thought to have been built in the late 1970s and which has been in our clients' ownership since the 1980s. The property has been well maintained but is now a little dated in its décor allowing a purchaser the opportunity to put their own stamp on it.

In all the accommodation offers; entrance porch and hall, w.c., sitting room, dining room/office/4th bedroom and kitchen to the ground floor with three bedrooms (two of which are doubles) and a family bathroom to the first floor. Windows and doors are in PVCu double glazing and there is gas central heating throughout.

There are easy to maintain gardens to the front and rear and within the rear garden is a useful outhouse with electricity and light connected. The front enjoys an open aspect with a wooded outlook.

EPC C

Council Tax Band B

Services

Mains water, electricity, gas and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

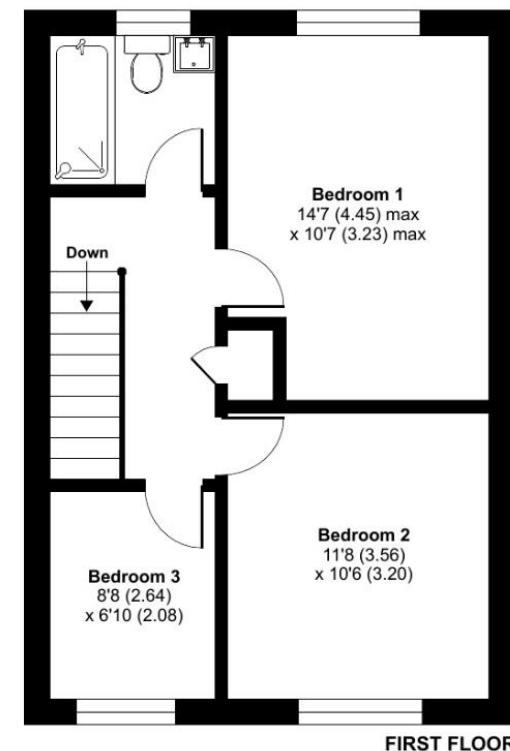
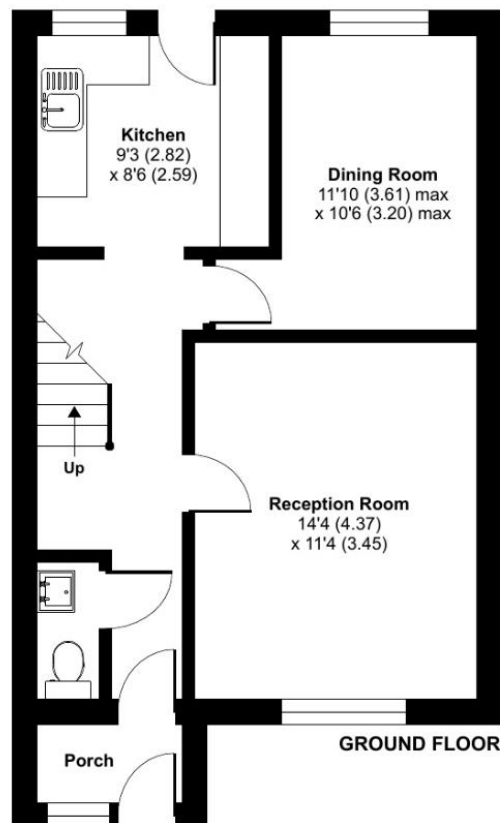
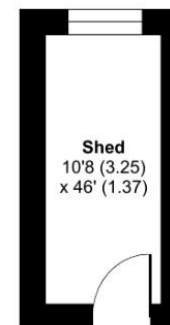


Approximate Area = 966 sq ft / 89.7 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 1016 sq ft / 94.3 sq m

For identification only - Not to scale



Location

The property is situated on the edge of a mature residential development on the western side of Truro city close to Truro College, Treliske Hospital and the train station (with mainline railway link to London (Paddington)). The property looks out over Coosebean Woods and so despite being positioned within a large estate it enjoys a pleasant and green outlook and within walking distance is the Coosebean Greenway which offers a cycling and walking route into the town centre and is also home to the much-loved Enchanted Woods Fairy Trail. Truro offers a wide range of every day facilities and amenities and within a short walk of the property is a convenience store, public house, two supermarkets and a fish and chip shop.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722 email: property@lodgeandthomas.co.uk

Directions

From Truro city centre proceed in a westerly direction along the A390 and turn right opposite the County Arms public house into Malabar Road. Continue along this road for approximately a quarter of a mile before turning right into Galland Road (before the shop) and then turn right again into Cornish Crescent. Continue almost to the end of the road where 106 will be found on the right hand side, set above a communal parking bay.

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Not to scale. For indicative purposes only.

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