

FOR SALE



Truro

Semi-Detached, Two Bedrooms, Large Attic Room, Parking

£280,000

MARTIN&CO



- Two Double Bedrooms
- Large Attic Room
- Ample Parking
- In Need Of Updating
- Rear Garden
- Garage
- Double Glazing

PROPERTY DESCRIPTION This two bedroom (plus loft room with ensuite), semi-detached house is located in a popular area which is ideal for the hospital and college. The property benefits from an enclosed rear garden with two small outbuildings, parking for two cars and a garage. The property is chain free and is now in need of some internal updating. The accommodation comprises, living room with a bay window, dining room, kitchen and a sunroom on the ground floor. On the first floor there are two double bedrooms and the shower room, along with a small study room which has stairs leading to the spacious loft room. Other benefits include double glazing and gas central heating.

HALLWAY 14' 11" x 7' 3" (4.55m x 2.21m) Generous entrance hallway with ample space for outdoor wear. The hall leads onto the living room, dining room and kitchen. With stairs leading to the first floor.

LIVING ROOM 11' 7" x 11' 5" (3.53m x 3.48m) Double glazed bay window to the front, radiator, sliding doors opening to the dining room.

DINING ROOM 11' 10" x 10' 4" (3.61m x 3.15m) Fireplace with built in cupboards to one side, radiator, doors opening on to the sunroom.

KITCHEN 8' 9" x 7' 2" (2.67m x 2.18m) With a range of white wall and base units, integrated oven and hob, inset sink, double glazed obscured window, opening to the sunroom.



SUNROOM 19' 1" x 6' 1" (5.82m x 1.85m) Spacious with views over the garden, currently doubles up as a utility space to one side. Internally leads into both the kitchen and dining room, and has access out into the rear garden.

LANDING leading onto the first two bedrooms, family shower room and study/inner hallway.

BEDROOM 11' 8" x 11' 7" (3.56m x 3.53m) A large double bedroom with plenty of space for a double bed and additional bedroom furniture. With a large double glazed bay window to the front aspect, this room benefits from plenty of natural light, radiator.

BEDROOM 12' 0" x 11' 6" (3.66m x 3.51m) The second bedroom is another generous double, once more with ample space for bedroom furniture, double glazed window to the rear aspect, radiator.

STUDY 7' 6" x 6' 11" (2.29m x 2.11m) What was formerly the third bedroom, has now converted into a stairway to the loft room. Even with the stairs, this room still has plenty of space to be either a study/home office area or additional wardrobes for storage.

SHOWER ROOM 7' 0" x 6' 0" (2.150m x 1.845m) Comprising of a large shower, wash hand basin and W/C, window to the rear aspect.



ATTIC ROOM 13' 4" x 12' 0" (0m x 3.66m) Making great use of the loft space, this has been converted into a spacious attic room with eaves storage and an ensuite shower room, two storage cupboards, radiator, skylight window.

ENSUITE The ensuite comprises of a bath with an electric shower over, wash hand basin and W/C, heated towel rail, extractor, double glazed skylight window.

REAR GARDEN The rear of the property has a south facing garden laid to lawn, with outhouses for convenient additional storage, gate leading to the garage which is suitable for storage as access is narrow.

PARKING To the front of the property there is parking for two cars.





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