

## 3 Trevena Terrace, Newquay, TR7 1LD



### **MID TERRACED 2 BEDROOM HOUSE REQUIRING MODERNISATION A SHORT WALK FROM NEWQUAY HARBOUR IN THE TOWN CENTRE WITH A COURTYARD GARDEN, 2 RECEPTION ROOMS AND DOUBLE GLAZING**

- 2 Double Bedrooms (formerly 3)
- Low maintenance Courtyard Garden
- Requiring modernisation
- 2 Reception Rooms
- Town Centre Location
- Double Glazing
- Short walk to Harbour, Beaches and Shops

**Reduced To £275,000 Freehold**

**LIVING ROOM 1**

13'8" x 15'2" (4.18 x 4.63 )

**LIVING ROOM 2/ DINING ROOM**

10'11" x 13'3" (3.33 x 4.04)

**KITCHEN**

9'6" x 9'1" (2.91 x 2.79)

**BEDROOM 1**

11'3" x 15'1" (3.43 x 4.6)

**BEDROOM 2**

10'11" x 9'5" (3.33 x 2.89)

**BATHROOM**

9'5" x 6'1" (2.88 x 1.87)

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**

Band B

**HEATING NOTE**

The house has an old form of gas central heating off a back boiler, but this has not been used for Years and is assumed to be not working/unsatisfactory. Prospective buyers should proceed on the basis that the house does not have central heating and budget accordingly.

**MOBILE & BROADBAND COVERAGE**

Highest available download speed:

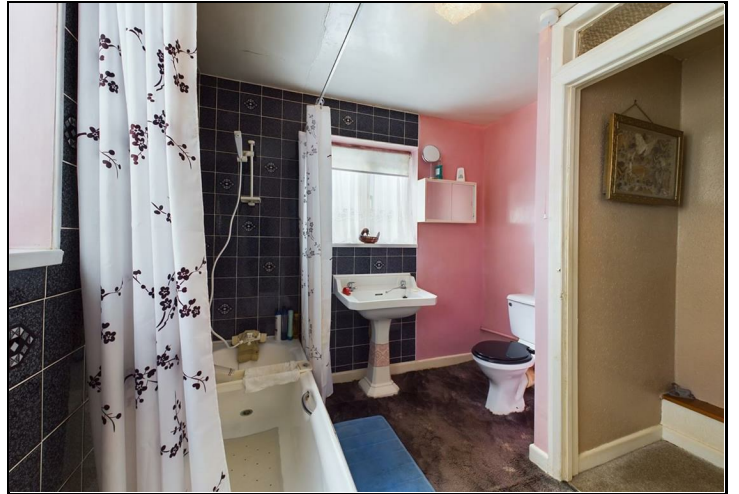
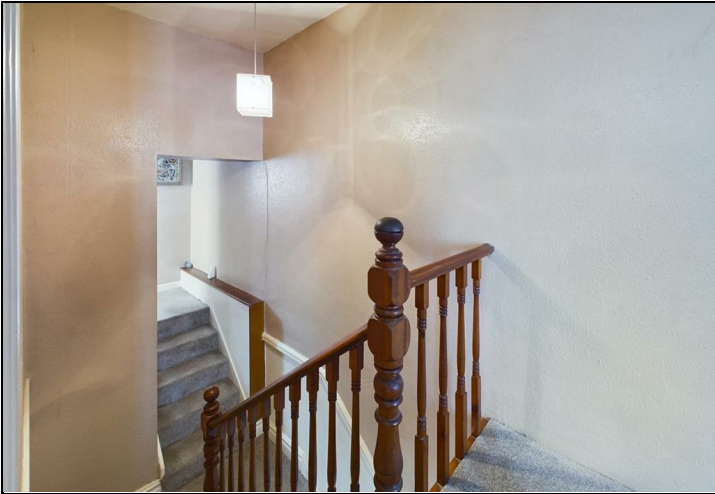
Ultrafast: up to 1000 Mbs

Mobile Signal: Likely

(Source: OFCOM)

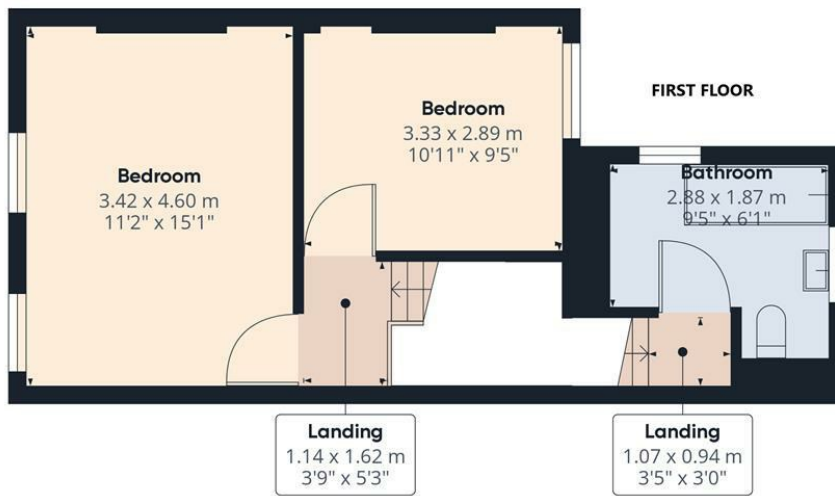
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







**Approximate total area<sup>(1)</sup>**  
76.73 m<sup>2</sup>  
825.93 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# Start & co

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