



49 Malabar Road, Truro

£229,950



CLIVEPEARCE

01872 272622 | hello@clivepearceproperty.com



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A very well presented two bedroom end of terrace house with attractive landscaped front and rear gardens and useful concrete hard standing to the front, ideally located within walking range of Truro City centre, Triliske Hospital and Truro Railway Station.

Property Description

Why You'll Like It

This very well presented two bedroom end of terrace house is ideally located within walking range of the city centre, Truro mainline railway station, and the Royal Cornwall Hospital at Treliske. The property is set back from the road with an attractive, beautifully planted yet relatively low maintenance front garden which has a useful hard standing which would be suitable for keeping a vehicle or boat etc. (subject to any necessary works or consents). Entering the property we come in through a UPVC double glazed front door into an entrance hallway with staircase to the first floor. To the left hand side is a large dual aspect living room with patio door opening to the rear garden. To the right of the hallway is a dual aspect kitchen dining room with built in cupboards and a range of fitted kitchen base and wall units with laminated work surfaces and a stainless steel sink. There are built in appliances with the electric oven, hob and extractor fan fitted and space and plumbing for a washing machine. The dining space has a back door opening to the rear garden. Heading upstairs, the property has two generous bedrooms and the family bathroom has a white suite with an electric shower over the bath and glass screen. Outside to the rear of the property the garden has been beautifully landscaped with a patio, an area of lawn, and a timber pergola with a pretty clematis trailing up over it. There is also a storage shed and the garden has side access with a gate to the front and also a gate to the rear.

Where It Is

Malabar Road is an exceptionally convenient location and as such is highly sought after. Within easy reach of the city centre and the hospital and college it's a good spot, and the traffic free footpath and cycle path that links it to Coosebean and St George's Road is excellent. There's a choice of convenience stores and supermarkets close at hand and the bus service comes past the property and is easily accessed. The County Arms is a great local pub a short walk away. Truro Golf Club can also be accessed on foot from here and primary and secondary schools are near too. Truro main line railway station is within walking distance and connects with London Paddington.

Services and Tenure

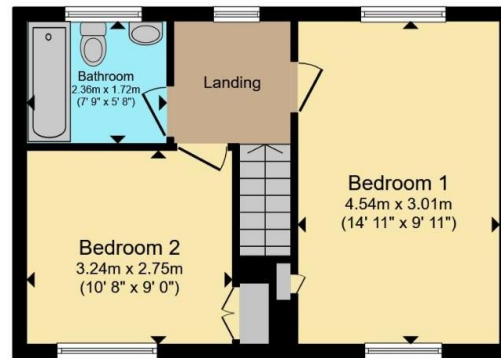
The property is freehold and has mains water, mains drainage, mains gas and mains electricity. Council tax band B

Important Information

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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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