



71 TREFFRY ROAD

TRURO
TR1 1WL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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EXTENDED MID TERRACE MODERN HOUSE

This three bedroom mid terrace modern property is situated in a popular residential location within Truro. The property has been beautifully upgraded and modernised by the current clients with the implementation of brand new kitchen and bathroom suites, a rear extension to enhance the ground floor living space and re-decoration throughout.

In all, the accommodation includes; kitchen, cloakroom, large sitting/dining room, three bedrooms (master en-suite) and a bathroom. There is a rear garden, garage and parking. Internal viewing is highly recommended.

EPC - C. Freehold. Council Tax - D.

OFFERS IN EXCESS OF
£350,000

Philip Martin

PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

THE PROPERTY

71 Treffry Road is a three bedroom mid terrace property situated in a highly desirable residential development within Truro; with fantastic access to the city centre. The location is particularly appealing due to being within the catchment of the popular Arch Bishop Benson primary school and Penair Secondary School. The property is much larger than first apparent, and has been modernised to a very high standard during the current ownership with new kitchen and bathroom suites refitted and a wonderful ground floor extension that opens out into the garden that enhances that living space drastically. The accommodation is light and spacious throughout and comprises; entrance hall, kitchen, cloakroom and sitting/dining room to the ground floor with two bedrooms and a bathroom to the first floor and a master bedroom with an en-suite and dressing room to the second floor. Externally there is off road parking, a single garage and a rear garden, that is completely enclosed and laid to artificial grass. There is also mains gas central heating and double glazing throughout.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALLWAY



KITCHEN

3.58m x 2.43m (11'8" x 7'11")

A modernised kitchen suite comprising a range of base and eye level units with worktops over and tiled splashbacks. Integrated oven with four ring gas hob and extractor fan over. Inset sink and drainer. Space for fridge/freezer and plumbing for washing machine. Window to front. Wall mounted gas boiler. Radiator.

SITTING/DINING ROOM

4.58m x 4.01m (15'0" x 13'1")

A rear extension enhances this living space drastically with sliding doors opening out onto the rear garden. A light and airy room with feature triangular window to the rear to allow plenty of natural sunlight. Two radiators.

FIRST FLOOR

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LANDING

Open and light landing space with a unique study/working from home station with window to front. Stairs rising to second floor and doors into;

BEDROOM TWO

3.93m x 2.43m (12'10" x 7'11")

Window to front. Radiator. Fitted wardrobes.

BEDROOM THREE

3.80m x 2.44m (12'5" x 8'0")

Window to rear. Radiator. Fitted wardrobes.

BATHROOM

2.70m x 1.92m (8'10" x 6'3")

A spacious bathroom that has been modernised in recent history and comprises; bath with tiled walls, fully tiled shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

CUPBOARDS

Two useful storage cupboards with one housing the hot water cylinder.

SECOND FLOOR

BEDROOM ONE

4.81m x 3.50m (15'9" x 11'5")

A large dual aspect double bedroom with window to front and velux to rear. Dressing area with two fitted wardrobes. Radiator. Access to loft space which has a drop down ladder and is boarded.

EN-SUITE

Modernised shower room suite with tiled flooring, fully tiled shower cubicle, pedestal hand wash basin and low level w.c. Velux window to rear, heated towel rail and extractor fan.

OUTSIDE

There is an enclosed rear garden that is laid to a



combination of both patio and artificial grass that enjoys the sunny south facing aspect throughout the day. With rear gated access leading to the single garage and off road parking.

GARAGE

Metal up and over door.

SERVICES

Mains water, electric, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro in an easterly direction along the A390 and turn left at the Union Hill junction. At the roundabout turn left and this road will lead into Treffry Road. Follow the road down the hill and the property can be found on the left hand side.

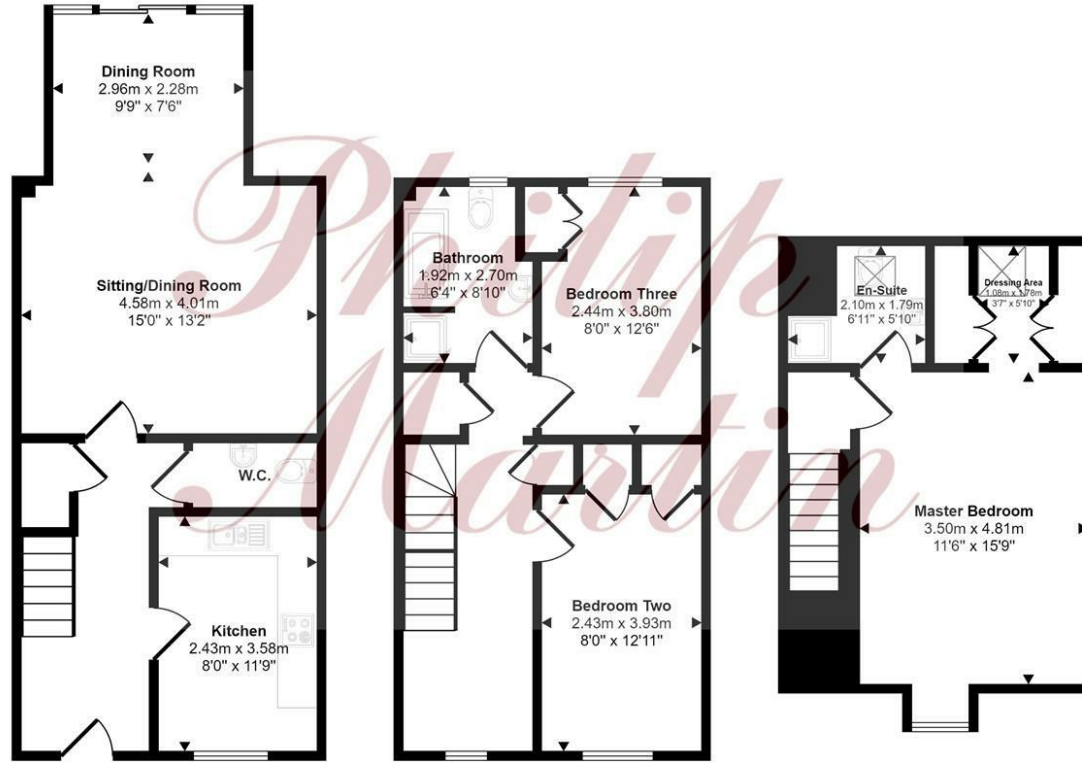
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

Approx Gross Internal Area
117 sq m / 1263 sq ft

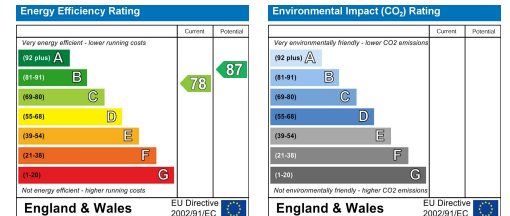


Ground Floor
Approx 47 sq m / 510 sq ft

First Floor
Approx 39 sq m / 422 sq ft

Second Floor
Approx 31 sq m / 331 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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