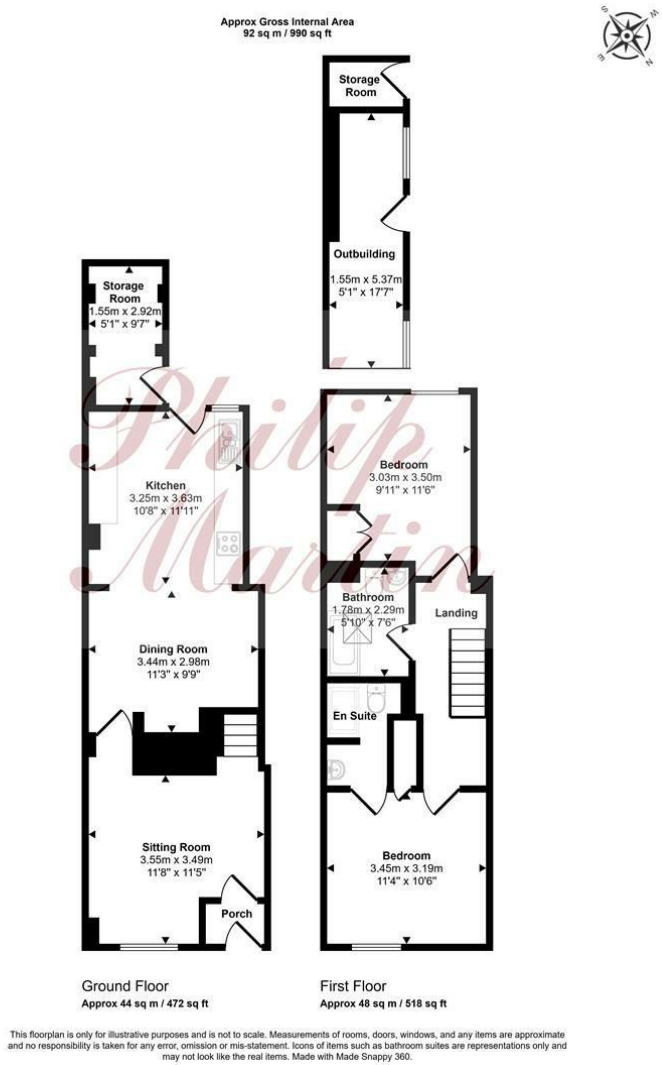


LEMON ROW, TRURO

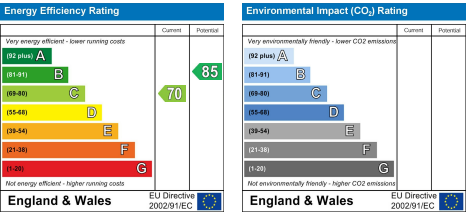


KEY FEATURES

- CHARACTER PROPERTY
- TWO BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- SHOWER ROOM & BATHROOM

- FRONT & REAR GARDENS
- OUTBUILDINGS
- IDEAL FTP OR INVESTMENT
- CITY CENTRE LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



13 LEMON ROW, TRURO, TR1 2EB

CHARACTER TWO BEDROOM TERRACED HOUSE SOLD WITH NO CHAIN

Situated in a quiet position just a short walk from the city centre, this charming character two bedroom terraced home is being sold with no onward chain. The property would make a perfect first time buy or buy to let investment and in all, the accommodation includes; sitting room and a spacious kitchen/dining room, two double bedrooms (en-suite) and a bathroom. There are gardens to the front & rear, as well as a useful outbuilding providing multiple opportunities with direct rear access. Viewing is highly recommended.

EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £247,500

THE PROPERTY

This charming, character two bedroom terraced house, occupies a traffic free quiet position in a historic mews within walking distance of the city centre. The property has many character features but has also been upgraded during the current ownership. The property has been utilised as a successful residential let but would also suit those looking for a first time buy. Externally there are low maintenance front and rear gardens. Rear access to back garden providing access into the outbuildings which is a versatile space that could be used for working home/studio or has potential for ancillary accommodation (subject to the necessary planning consents). The accommodation includes; entrance vestibule, sitting room and kitchen/dining room to the ground floor, with two bedrooms (master en-suite shower room) and a bathroom to the first floor. The property also benefits from gas central heating. An internal viewing is highly recommended.

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):

ENTRANCE VESTIBULE

Front aspect glazed wooden door opens into the vestibule. Door opening into the living room.



SITTING ROOM

11'7" x 11'5" (3.55m x 3.49m)

Front aspect wooden sash window. Decorative fireplace with a stone hearth and timber mantle. Radiator. Stairs rise to serve the first floor. Door into the kitchen/dining room.

DINING AREA

11'3" x 9'9" (3.44m x 2.98m)

A spacious open plan kitchen/dining area, 23' long with ample space for dining furniture. Radiator.

KITCHEN AREA

11'10" x 10'7" (3.63m x 3.25m)

Fitted with a range of base and wall level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer, electric cooker with a four ring electric hob above and extractor over. Under counter space with plumbing for a washing machine. Window and door to rear aspect.

FIRST FLOOR

Landing with doors to two bedrooms and a bathroom. Radiator. Loft access hatch.

BEDROOM

11'3" x 10'5" (3.45m x 3.19m)

Sash window to front. Radiator. Door into;

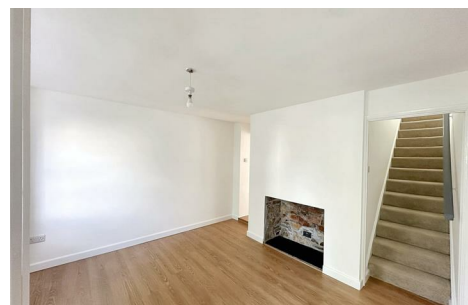
EN-SUITE

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

BEDROOM

11'5" x 9'11" (3.50m x 3.03m)

Window to rear. Radiator.



BATHROOM

7'6" x 5'10" (2.29m x 1.78m)

Velux window. Comprising; panelled bath with shower over, pedestal wash hand basin and w.c. Radiator. Extractor Fan.

OUTSIDE

Front - low maintenance garden with planted beds, shrubs, mature trees and patio. Timber fence boundaries.

Rear - Patio areas laid to slate and paving. Gated access to the footpath to the rear of the property. Outbuildings comprising a storage room, a workshop housing the gas fired central heating boiler and a further storage room.

STORAGE ROOM

9'6" x 5'1" (2.92m x 1.55m)

OUTBUILDING

17'7" x 5'1" (5.37m x 1.55m)

Housing the mains gas boiler but offering a unique space that could be used as a home office/ studio and benefitting from direct rear access into the garden.

SERVICES

Mains electricity, water, drainage and gas.

N.B

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

TENURE

Freehold.

COUNCIL TAX

C.

DIRECTIONS

Proceed up Lemon Street and take the left hand turning onto Carclew Street. Proceed along and take the next right hand turn onto Chapel Row and the access to Lemon Row can be found a short distance up 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.