TRURO





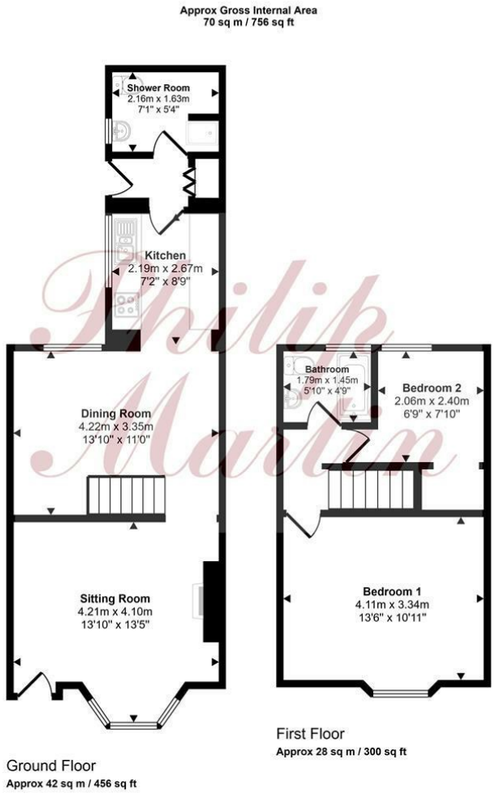


2 ALVERTON TERRACE, TRURO, TR1 1JE

HANDSOME TERRACED PERIOD TOWN HOUSE

Located in a quiet and very convenient location within walking distance of the city centre.
Well proportioned with light rooms and a feeling of space throughout and many period features.
Two bedrooms, sitting room, dining room, kitchen, bathroom and additional shower room.
Enclosed garden enjoying a sunny aspect and the afternoon and evening sun.
Courtyard. Mains gas central heating. Sold with no chain.
Freehold. Council Tax Band C. EPC - D.

GUIDE PRICE £265,000

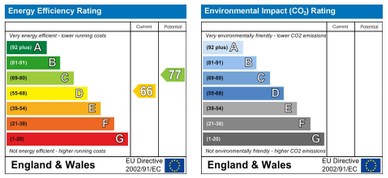


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- Two Bedrooms
- Dining Room
- Shower Room
- Enclosed Garden
- Gas Central Heating
- Sitting Room
- Kitchen
- Bathroom
- Rear Courtyard
- No Chain

ENERGY PERFORMANCE RATING



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General Comments

2 Alverton Terrace is a handsome Victorian town house located in a popular setting within Truro and just a short walk from the city centre. It has attractive stone elevations and retains many period features including a feature fireplace in the sitting room, exposed wooden floors and high ceilings. The large windows afford plenty of natural light. The accommodation includes two bedrooms and bathroom on the first floor with large sitting room, dining room, kitchen, hall and shower room downstairs. Outside is a pleasant enclosed garden that enjoys a sunny south facing aspect and a rear yard. It is also very quiet and there are pleasant views from the front over Truro including glimpses of the cathedral. The house is well presented with mains gas central heating and will be sold with no chain. An internal viewing is essential.

Truro

Alverton Terrace is within walking distance of the city centre and Archbishop Benson primary school, 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):

Rear Entrance Hall

Part glazed entrance door from rear courtyard. Utility cupboard with space and plumbing for washing machine with storage over. Terracotta tiled floor. Doors to kitchen and:

Shower Room

7'1" x 5'4" (2.16m x 1.63m)
Low level w.c, pedestal wash hand basin, shower cubicle with fully tiled surround. Radiator. Tiled floor. Space for tumble drier.

Kitchen

8'9" x 7'2" (2.67m x 2.19m)
Base level units, worktops with tiled splashbacks, open shelving, and a stainless steel sink. Integrated Lemona oven with gas hob and extractor hood over. Space for fridge. Window overlooks the rear courtyard. Terracotta tiled floor.

Dining Room

13'10" x 10'11" (4.22m x 3.35m)
A light room with large sliding sash window to the rear. Stairs to first floor with storage cupboard below. Exposed wooden floors. Shelving along one wall. Telephone point. Opening to:

Sitting Room

13'9" x 13'5" (4.21m x 4.10m)
A light, well proportioned room with Bay window overlooking the front garden. Feature fireplace incorporating mains gas woodburning effect stove with tiled hearth and wooden surround and mantle. Picture rail. Shelves in firebreast recess. Central ceiling rose. Radiator. Fully glazed door opening into the garden. Telephone point.

First Floor

Landing. Access to bedrooms and bathroom.













Bedroom One

13'5" x 10'11" (4.11m x 3.34m)
A light, well proportioned room with double glazed window overlooking the front garden and enjoying views over Truro with glimpses of the Cathedral. Exposed wooden floor. Radiator.

Bathroom

5'10" x 4'9" (1.79m x 1.45m)
A white suite comprising low level w.c, pedestal wash hand basin with tiled splashback, panel bath with Mira shower over and fully tiled surround. Exposed wooden floor. Radiator. Sliding sash window to rear. Extractor fan.

Bedroom Two

7'10" x 6'9" (2.40m x 2.06m)
Sliding sash window to the rear. Exposed wooden floor, radiator, deep storage cupboard/wardrobe. Loft access. Cupboard housing Worcester mains gas fired central heating boiler.

Outside

At the front is a delightful garden that enjoys a sunny aspect and the afternoon and evening sun. The garden is enclosed within a wooden fence and includes a level lawn and mature shrubs and plants, including camellias, roses and hydrangeas. A patio accessed from the sitting room provides plenty of space for sitting out and entertaining with outside light. At the bottom of the garden is a further paved sitting space and a useful wooden garden shed. At the rear of the property is an enclosed courtyard with pedestrian gate opening onto Alverton Terrace.

Services

Mains water, electric, drainage and gas are connected.

N.B

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

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.

Directions

From main Trafalgar roundabout take the exit into St. Austell Street which runs alongside Halfords. At the first set of traffic lights turn right into Mitchell Hill and Alverton Terrace can be found on the right hand side half way up the hill. The house is easily identified towards the end of Alverton Terrace on the right hand side.