



44 Tregurra Lane, Truro, TR1 1RE
Guide Price £245,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Semi-detached house
- Good residential location
- Two double bedrooms, shower room
- Large kitchen/diner, lounge, conservatory, utility room
- South facing garden with outbuilding
- Off street parking for two cars
- No onward chain
- Video tour available



A spacious two double bedroom semi-detached property with off road parking and garden.

Recently renovated generous accommodation, very well presented internally and available with no onward chain.



The Property

A spacious semi-detached house in a convenient residential position. Recently renovated accommodation with the benefit of off street parking for two cars and a South facing rear garden.

The accommodation is surprisingly spacious with great proportions throughout. The ground floor comprises an entrance hall with useful utility room to the rear. A door then opens to the middle of the house where gorgeous wooding flooring is laid to both reception areas. To the left there is a spacious kitchen/diner providing a great hub of the home with modern fully fitted kitchen with integrated appliances as well as a pantry cupboard. To the rear there is a good sized lounge which opens up to a modern conservatory providing a lovely indoor/outdoor seating area overlooking the outside space. On the first floor the first bedroom is a large double with a dressing area whilst the second bedroom is another good double in size. Separate to this there is a recently fitted shower room with a sleek finish and double width shower.

Outside there is a South facing rear garden with decked seating area, lawn, fish pond and a detached outbuilding providing great storage with great potential for conversion perhaps. To the front of the property there is off street parking for two cars with unrestricted parking on the road in front if needed.

This is a great opportunity to purchase once of these sizeable homes with the benefit of a renovated interior, available with no onward chain.



The Location

Tregurra Lane is located on the North/East side of the city and is a quiet residential location offering great convenience. You can drive in to Truro city centre in around 5 minutes and a walk is less than a mile and around 20 minutes. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket, a local convenience store and a great nearby fish & chip shop. You are very quickly out into the countryside here, there are lovely walks nearby and to North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Heading out of town North you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Property Information

Tenure: Freehold

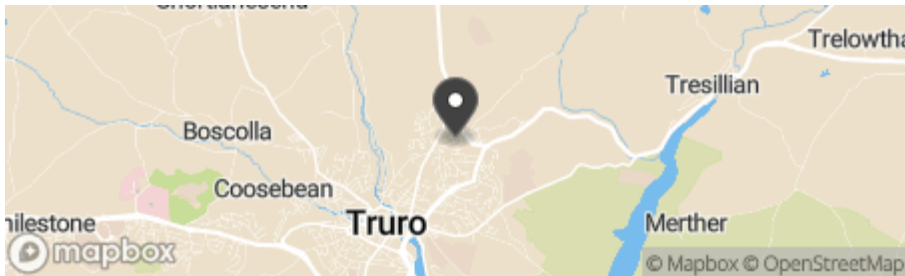
Council Authority: Cornwall

Council Tax Band: A

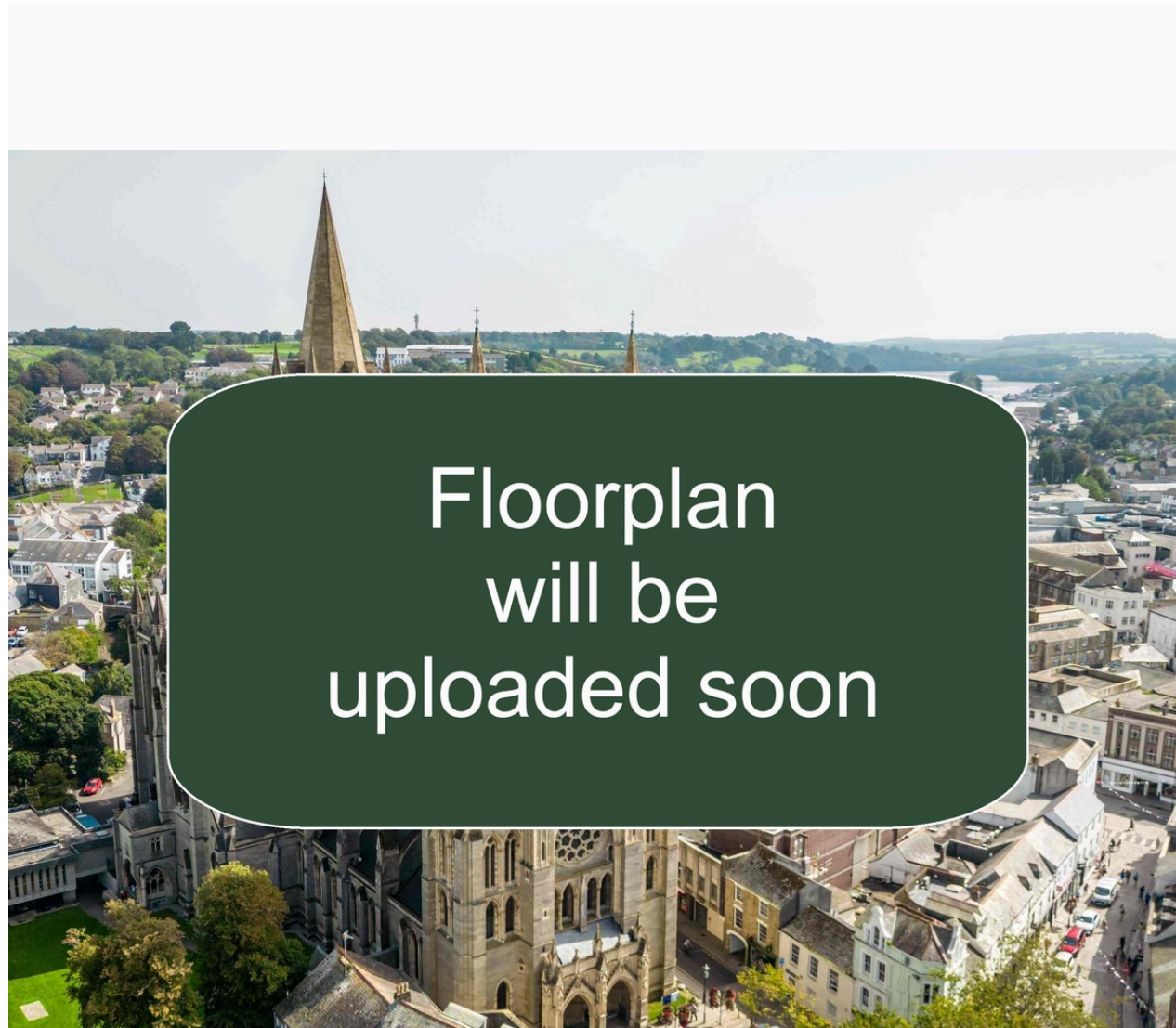
Services: Mains water, drainage and electric are all connected.

Mobile Signal: Best network Vodafone – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.



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