



4 Prospect Place, Truro, TR1 1HW
£335,000

Key Features

- Stunning Truro City and Cathedral views
- South facing garden
- Driveway parking for two
- 3 bedrooms, family bathroom and upstairs WC
- Sitting room, dining room and kitchen.
- Available for sale with no onward chain
- Video tour available



A beautifully presented, 3 bedroom, character filled family home with superb views across Truro City plus parking for two vehicles and a wonderful south facing garden - available for sale with no onward chain.



The Property

A truly gorgeous family home situated in arguably one of Truro's most favoured tucked away locations - Prospect Place has it all. Views across to the Cathedral plus quick access to Truro city and its amenities.

The accommodation comprises of a beautiful and naturally light living room, with double doors leading out to the front garden and a feature fireplace with log burning wood stove. This room benefits from super views across its south facing garden and out to the Cathedral.

From here an archway leads into a cosy dining area which in turn connects to the family bathroom, kitchen and has stairs leading to the first floor. The kitchen is a well appointed room with a range of farm style base and eye level units with wood work surfaces and plenty of space for a fridge/freezer plus under counter space for a washing machine/dryer and dishwasher. From the kitchen a door leads out the properties rear courtyard, which is a small but usable space providing access to a very quite lane to the rear (where there is on street parking available) but is perfect for bin/recycling storage and/or hanging up the washing. Off the dining room is a stylish and well appointed 3 piece family bathroom with a glazed window allowing in plenty of light.

Upstairs, the property benefits from 3 good size bedrooms and a WC/washroom. The principle is a good size double room with built in wardrobes and a window seat which has stunning views across the city. Bedroom two is situated to the rear whilst bedroom 3 shares the same superb views as the principle and has plenty of space for a large wardrobe. All rooms have been decorated beautifully and have carpeted flooring. The washroom is nicely decorated two piece suite benefiting from a large laundry/airing cupboard.

To the front of the property there is gravel driveway parking for two vehicles, with a gate and steps leading up to the long south facing garden. At the front of the garden, an area of lawn surrounded by an array of plants, trees and high hedging. This area connects to a large decking space, which currently houses a small 'Wendy House'. Adjacent to the decking, a large area of patio - perfect for BBQ's, alfresco dining and taking in the stunning views.

In short, this property will tick boxes for many a buyer thanks its beautiful presentation and convenient location to the gorgeous views and rarity of parking - a viewing is whole heartedly recommended to appreciate such a wonderful home. Available for sale with no onward chain.





The Location

Prospect place is one of the most sought after residential locations in Truro. It is true city centre living with everything on your doorstep all whilst being tucked away just enough to still enjoy some peace and quiet .You can walk into town in minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school and The Rising Sun pub which serves some of the best food in the city. Several green spaces are close as well with Daubuz Moors and Tremorvah Playing Field being a short walk away. Driving North out of town you can be on the A30 in around 10 minutes and there are excellent transport links with trains and 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.



Floorplan



Property Information

Tenure: Freehold


Council Authority: Cornwall Council

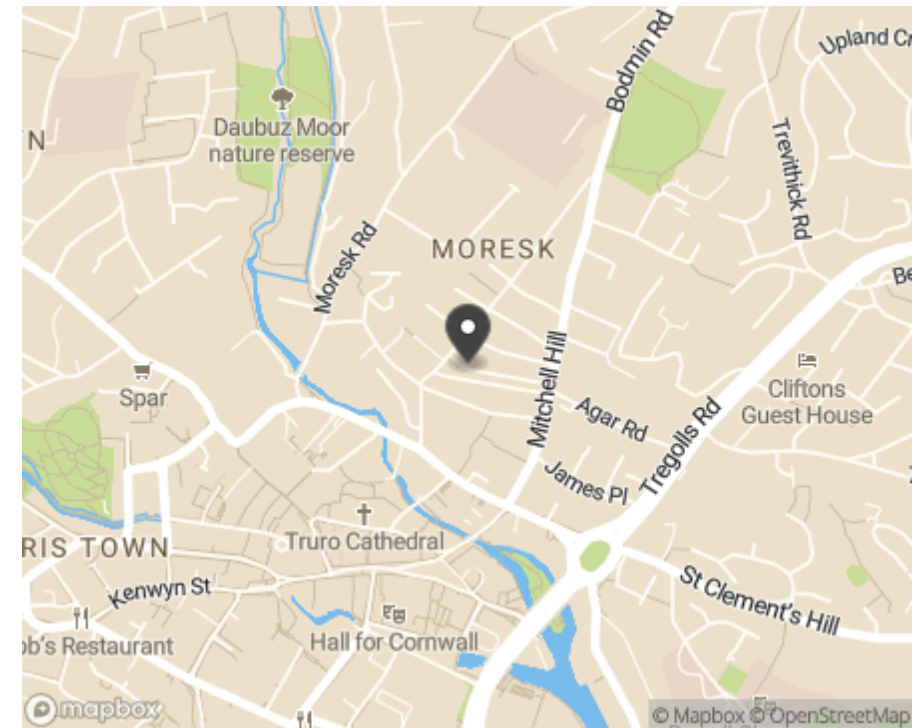
Council Tax Band: C

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

Mobile Signal Externally: EE & Three good outdoor and in home.

Broadband: Ultrafast available. Max download - 1800Mbps. Max upload - 220Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.

01872 306746
 info@jamescaneproperty.co.uk
 www.jamescaneproperty.co.uk