



goundrys
SALES

Richards Crescent, Truro

Truro

£230,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Situated in a popular residential area of Truro City, this end of terrace two bedroom home offers comfortable living complemented by an enclosed wrap around garden - perfect for relaxing, gardening, or entertaining outdoors.

A pathway with steps leads to the front entrance, opening into a practical hallway with space for coats and shoes. This leads through to a useful utility area currently housing the washing machine, next to the kitchen/dining room. The modern kitchen offers ample worktop and storage space, includes a built-in dishwasher, and enjoys a pleasant outlook over the rear garden.

A doorway from the kitchen leads to the living room, which currently features an electric fireplace. The property has previously had a gas fire, offering the option for reinstatement should a buyer wish.

Upstairs, the first floor comprises two bedrooms, one of which benefits from built-in storage, along with a family bathroom.

Outside, the fully enclosed garden extends around the property and is mainly laid to lawn with attractive sleeper borders, planted with a variety of shrubs and plants. To the bottom of the garden is a gravelled seating area, ideal for al fresco dining, along with a useful garden shed. Parking is available in a bay opposite the property on a first-come, first-served basis, in addition to on-street parking.

This property is ideally suited to first-time buyers, investors, those wishing to downsize, and is particularly appealing to those working at the nearby hospital.

Location

Richards Crescent is ideally positioned between Trelliske Hospital and the Sainsbury's roundabout, offering excellent convenience for both primary and secondary schooling, as well as Truro College. Truro city centre provides a wide range of amenities, including shops, restaurants, bars, and a cinema, with the iconic Cathedral at its heart. Truro railway station is a short walk away and offers mainline services connecting directly to London Paddington.

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations





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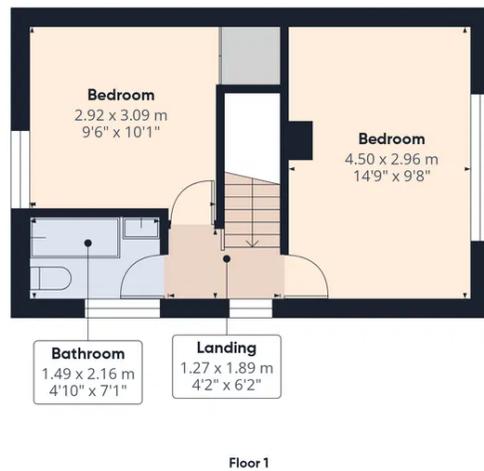
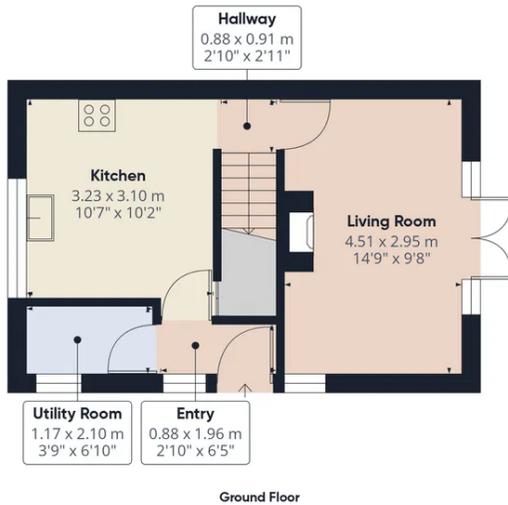
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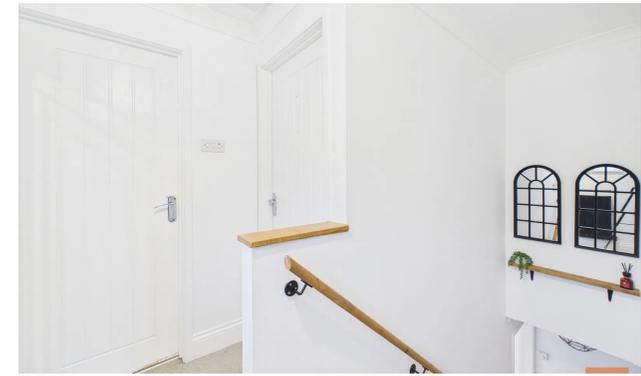


Approximate total area^m
60 m²
645 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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