goundrys SALES

Newham Road, Truro

£190,000

Truro

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Description

Found within walking distance of Truro City centre is this 3 bedroom mid terrace house benefitting from Gas Central Heating. The accommodation on offer is as follows: The entrance door opens into the hallway with doors leading into the living room having a feature gas fire. The kitchen/breakfast room has a range of wall and base units with a built in oven, gas hob and extractor fan over, integrated under counter fridge and freezer plus space for a washing machine. Stairs rise to the first floor accommodation where you will find the 3 bedrooms plus the family bathroom fitted with a white suite. To the rear of the property their is a patio area with steps leading to the 2 parking spaces. The property is warmed by Gas Central Heating with Single Glazing.

Location

Newham Road is situated in Truro city centre, being on the south eastern side and a short walk into benefit from all Truro cities amenities. Truro being the main educational, retail and recreational centre for Cornwall, offers an extensive range of amenities including main line rail link through to London Paddington and the north.

Tenure: Freehold

Council Tax Band: B (Source: Council Tax Band Checker as of (10/05/2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details. We believe the property is of timber frame construction with brick.

Heating: We understand the property has Gas Central Heating (Source: Vendor's PIQ).
Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).
Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).
Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: D Certificate valid until 19th May 2036

Approximate What3Words Location: ///basket.hooked.haven

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Super fast Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)
EE – Good outdoor and indoor
O2 – Good outdoor and indoor
Three – Good outdoor and indoor
Vodafone – Good outdoor and indoor

For further material information, please refer to the relevant section(s) provided by this website.

Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

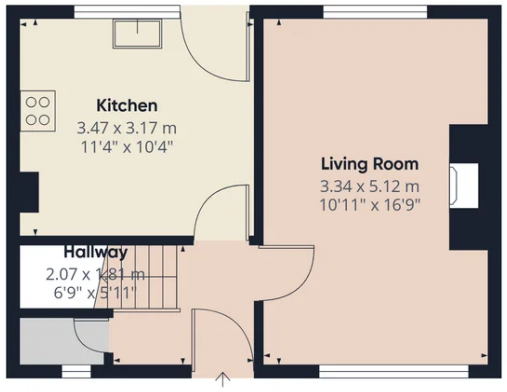
Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.
Legal Notices

Anti-Money Laundering Compliance – Purchasers

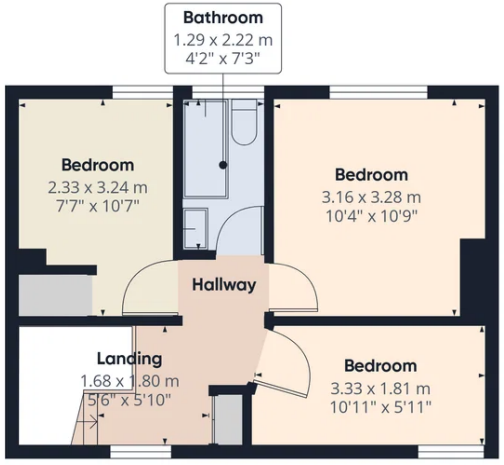
In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.



Ground Floor



Floor 1

goundrys

Approximate total area(1)

64.9 m²

700 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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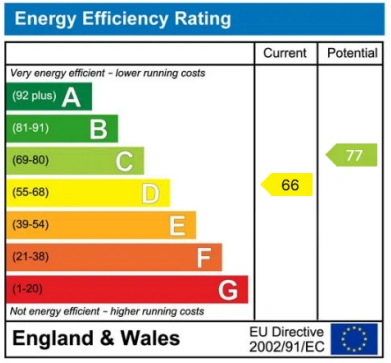

Truro Sales

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