



52 Treworder Road, Truro, TR1 2JX
Offers in excess of £300,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Extended terraced house in central Truro
- Near 1,300 sq ft accommodation
- Three bedrooms, bathroom, WC
- Three reception rooms, kitchen, utility room
- Integral garage plus driveway parking
- South facing rear garden
- No onward chain
- Video tour available



A spacious terraced home in a great location close to the city centre. Extended to the rear to provide generous near 1,300 sq ft accommodation complete with integral garage, driveway parking and South facing rear garden. Available with no onward chain.



The Property

This is a great opportunity to purchase this circa 1960 built terraced family home in a great location close to the city centre. Extended to the rear to provide near 1,300 sq ft of generous accommodation complete with integral garage, driveway parking and South facing rear garden.

Entering the property an entrance hall provides ample coat and shoe storage leading to a good sized dining room with archway to the rear extension. The kitchen is located directly off the dining space and is a great size with natural light flooding in from the two rear windows with a South aspect. The kitchen is fitted with a range of good quality base and eye level units, worktop and basin overlooking the garden. Next to the kitchen there is a great sized utility room with space and plumbing for a washer and dryer with rear door access to the garden and internal door access to the single garage. On the right hand side of the property there is a wonderful living room with large window to front aspect and doors opening to the third reception room – perfect as a playroom, office or sun room with glazed sliding door to the garden and archway leading directly back to the kitchen.

On the first floor a landing provides integral storage and access to the three double bedrooms, two of which have internal/fitted wardrobes. There is a good sized family bathroom and separate WC. The property is in good condition with nothing major to do on move in day – benefitting from gas central heating, double glazing and is well maintained throughout. There is scope here to modernise fixtures, fittings and decorate to personal taste with little gems such as the parquet flooring downstairs which could be uncovered and made into a real feature.

Outside the property has driveway parking for one vehicle in front of the garage and a small front lawn which gives the potential for further parking if desired. To the rear there is a South facing garden with lower patio seating area with a small pond, a good sized area of lawn and to the rear an decked seating area enclosed by fencing, hedging and established trees. Furthermore, the property is in a TZ11 residents parking zone allowing each property access to permits to allow for on street parking for personal use and visitors – ask for details on pricing.

This is truly a fantastic opportunity to purchase a sizeable family home in central Truro at a great price point and modernise to personal taste - excitingly available with no onward chain.





The Location

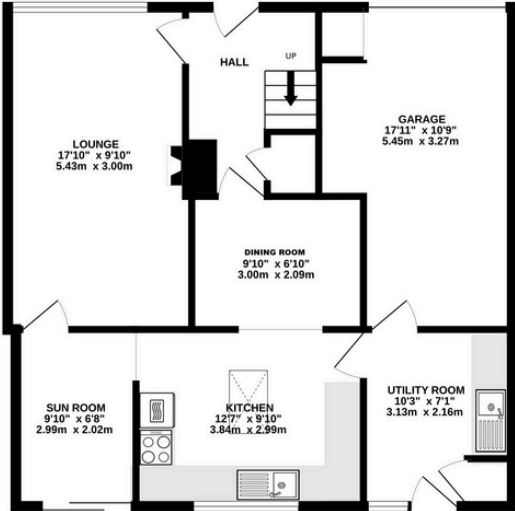
Treworder Road is located on the fringes of the city centre and offers the best of both worlds as a peaceful residential location whilst being a short walk away from amenities. You are incredibly close to town here being a 10 minute walk from the hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school, Thomas Daniell gastro-pub and Sainsburys supermarket. Several green spaces are nearby as well with Redannick Playground, the Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station 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.

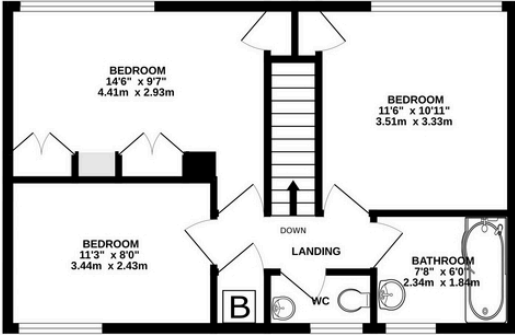


Floorplan

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Property Information

Tenure: Freehold


Council Authority: Cornwall


Council Tax Band: B

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

Mobile Signal: Best networks EE, Three, Vodafone – (good outdoor & variable indoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.

