34 Richmond Hill, Truro, TR1 3HW

£235,000

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- City centre location
- Terraced house, newly renovated
- Two double bedrooms, large shower room
- Lounge and separate kitchen/diner
- Good sized rear garden
- On street residents parking
- No onward chain
- Video tour available

The Property

This is a fantastic home for those wanting city centre living with no work to do and a good amount of outside space. The property has undergone a complete renovation and ground floor extension – now providing a beautifully presented ready to move in opportunity.

Entering the house an entrance hall opens up to the cosy and appealing living room with luxury vinyl flooring, large window to front aspect and an open fireplace. The space has then been cleverly opened up to provide seamless access into a dining area which connects wonderfully to the recent extension. This area has a brand new high quality fitted kitchen with integrated oven, hob, extractor and washing machine with a real feature being the stunning roof light window above pouring in natural light. Located back off the living room next to the staircase is a stunning brand new shower room with gorgeous fittings, walk in shower, heated towel rail and designer tiling. Stairs rise to the first floor where you will find two bedrooms, the master being a very generous double with integrated storage and two windows to front aspect. The second bedroom to the rear is a small double or large single again with integral storage and a window to rear aspect. The property has newly fitted electric heating, double glazing and has benefitted from a full re-wire.

Outside there is a surprisingly large fully enclosed rear garden with a great deal of privacy and enjoying sun through the day thanks to its raised position. This area has been cleared ready for someone to put their own stamp on the garden but there is so much potential with the surrounding stone walls being a very nice feature. With regards to parking the property is in a TZ1 residents parking zone allowing each property access to permits to allow for on street parking nearby for two cars and visitors – ask for details on pricing.

This is a stunning renovation where care and attention to detail is apparent at every turn. Available with no onward chain and absolutely recommended.

The Location

The property is located on Richmond Hill - you are incredibly close to town here being less than a 5 minute walk from the city centre hustle and bustle whilst being conveniently placed for Truro train station nearby. This position is also close to the well renowned Bosvigo primary school and Sainsburys supermarket. Several green spaces are nearby as well with 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.

Property Information

Tenure: Leasehold (see agents note)

Council Authority: Cornwall

Council Tax Band: A

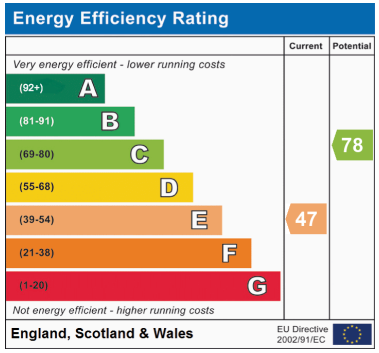
Services: Mains water, drainage and electric are all connected

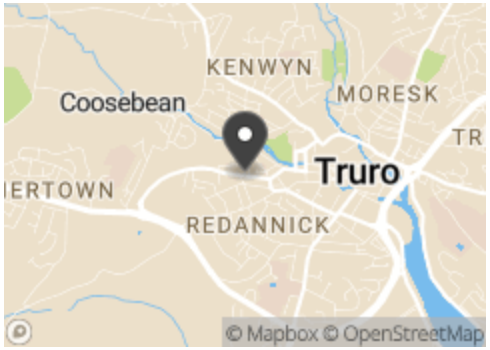
Mobile Signal: Best networks O2 & Vodafone (good outdoor and in-home)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps

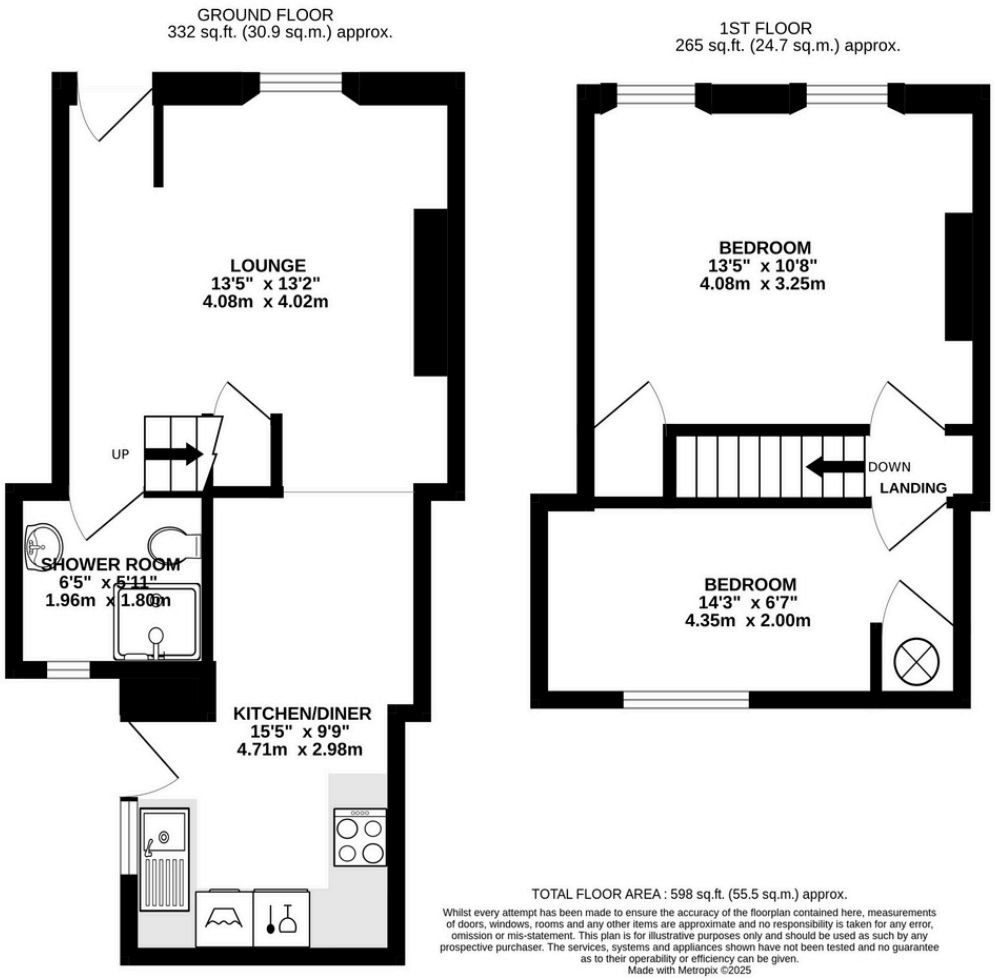
Location Note: The property is in a conservation area.

Agents Note: Like some other properties on the road this property is technically 'leasehold' with historical terms of a 5,000 year long lease from when it was built in 1840. The freeholder is now deceased and there is therefore no ground rent or service charge paid by the current owners. The garden is freehold and held on a separate title as it was purchased separately at a later date. Any purchaser requiring a mortgage should check with their lender/broker that this situation is acceptable with the chosen product before offering.





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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