

# Avondale Road, Truro

Truro

Guide Price  
**£375,000**

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

This four-bedroom mid-terrace home, believed to date from the Edwardian era, is nestled in the sought-after Avondale Road in Truro. Likely steeped in history, the property offers generous and versatile accommodation across three floors.

The ground floor provides a flowing layout, beginning with a living area that opens into a further reception space, ideal as a dining room. This leads seamlessly into the conservatory, off which sits an additional reception space – which can also be accessed via the hallway, in turn providing access to the kitchen.

The first floor comprises three well-proportioned bedrooms together with the family bathroom, while the second floor has been converted to provide a spacious principal bedroom complete with ensuite facilities.

This ideal family home offers a host of features, including sash windows, decorative cornices, detailed balustrading, and striking tessellated flooring complemented by stained glass doors.

Externally the property has an enclosed area garden which has a decked area – ideal for garden furniture!

This sociable home is well suited for entertaining family and friends, while also offering buyers the opportunity to update cosmetically to taste and truly make it their own.

**Agents Information**

Tenure: Freehold

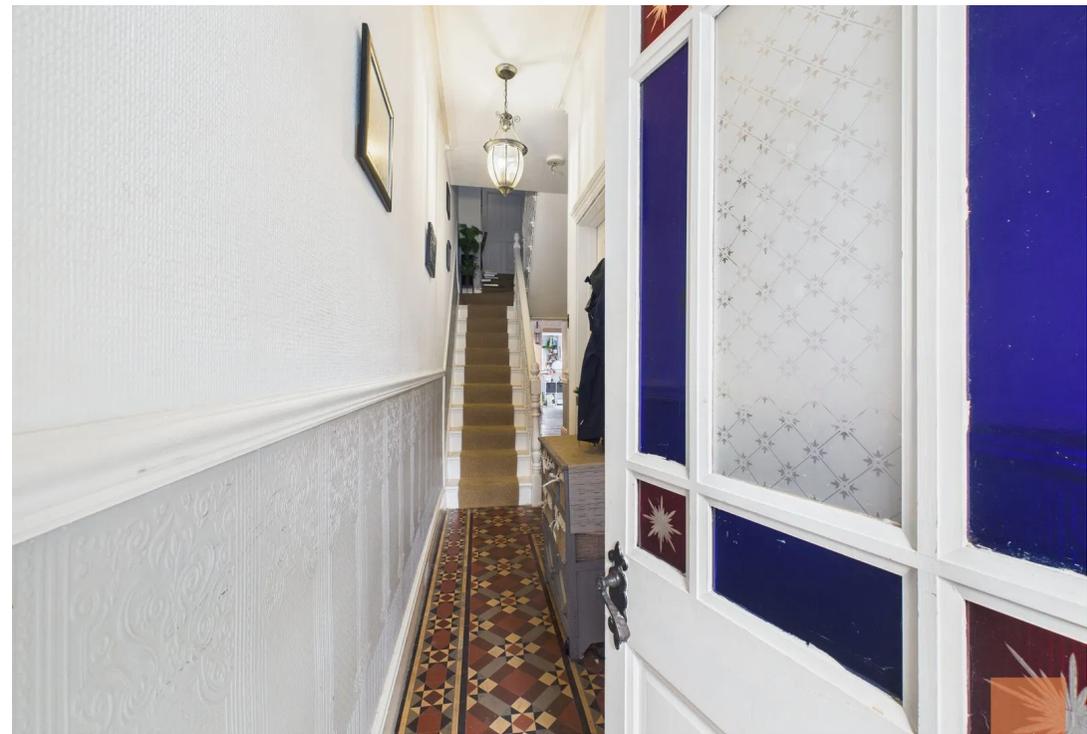
Council Tax Band: C

EPC: E53

Broadband (Ofcom): Standard, superfast & ultrafast available

Mobile Availability (Ofcom): Indoor: O2 - Likely, EE, Three & Vodafone - Limited Outdoor: O2, EE, Three & Vodafone - Likely

Consumer Protection from Unfair Trading Regulations 2008.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

#### PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## Truro Sales

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