



Gloweth, Truro

Truro

Guide Price
£260,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Located in the highly sought-after area of Gloweth, Truro, this modernised 2-bedroom end of terrace house is the perfect blend of comfort, style, and convenience. Having undergone extensive refurbishment throughout, this property is ready to move into, offering a high standard of living.

The accommodation comprises of an entrance hallway, a light and spacious living space with storage cupboard, a beautiful modern fitted kitchen, two double bedrooms and a stylish and contemporary shower room. Externally there is a low maintenance, enclosed rear garden and two off road parking spaces. The property is heated by gas fired central heating and is double glazed throughout.

With all the benefits of modern living, combined with a highly desirable location, this 2-bedroom end of terrace house offers an excellent opportunity for first-time buyers, families, or investors.

Key Features:

- **Modernised Throughout:** Recently updated with a fresh, contemporary finish.
- **High-Quality Fitted Kitchen:** Stylish and practical, ideal for cooking and entertaining.
- **Light and Spacious Living Area:** Enjoy a bright, airy space for relaxing and socialising.
- **Two Double Bedrooms:** Generously sized, offering plenty of space for a growing family or home office.
- **Modern Shower Room:** Recently fitted with a sleek and contemporary design.
- **Double Glazing:** Ensures warmth and energy efficiency throughout the year
- **Gas Central Heating:** Providing year-round comfort and warmth.
- **Low Maintenance Rear Garden:** A private outdoor space that's easy to care for, perfect for enjoying the outdoors.
- **Off-Road Parking:** Two off-road parking spaces for added convenience.

Location:

This property is ideally situated near some of Truro's most important amenities and institutions, including The Royal Cornwall Hospital, Truro College and Richard Lander School making this property a great choice for healthcare professionals, teachers and families alike.

There are nearby amenities such as a convenience store and the nearby village of Threemilestone provides further convenience in the form of shops, takeaways and a public house. The city of Truro is just 2.5 miles away and has a host of restaurants, super markets, cafes and shops.





Information

Tenure - Freehold

Broadband : Standard – Ultrafast 4mbps to 1800mbps download speeds Source OFCOM

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, O2, Three & Vodafone

Council Tax – Band B

We understand the property has Mains Electric, mains water, mains drainage with gas fired central heating.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have 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. Measurements are a GUIDE ONLY. 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.



Truro Sales

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