



33 Merrick Avenue,
Truro

LODGE & THOMAS
ESTABLISHED 1892

33 Merrick Avenue, Truro, TR1 1NF

Guide Price - £225,000 Freehold

- • 3 bedroom family home
- • Garage
- • In need of refurbishment
- • Archbishop Benson School catchment
- • No chain

A three bedroom end of terrace family home situated on the eastern side of the city in a mature residential area. In need of modernisation. Sold with vacant possession and no onward chain.

The Property

This property has been in the same family ownership since 1988 and is now offered for sale to close an Estate and is sold with vacant possession and no onward chain. Well maintained over the years the house could now benefit from a scheme of refurbishment and improvement throughout, but nevertheless offers a family home in a much sought after location. Thought to have been built in the 1970s the house is in a neo-Georgian style with a mellow brick front façade and a bay window to the front reception room.



The accommodation comprises; entrance hall, sitting/dining room with French doors onto the rear garden and kitchen to the ground floor with three bedrooms (two of which are generous doubles complete with fitted wardrobes) and a bathroom to the first floor.

There is a pretty, established garden at the front sitting either side of a pedestrian path to the front door and at the rear is a small patio and a sloping garden which is now overgrown. There is thought to be a pedestrian path at the top of the garden allowing access directly into the rear.

Forming the end of the terrace, the property is situated towards the end of the cul-de-sac where there is ample on road parking available and there is a single garage, which is situated in a block nearby.



Approximate Area = 880 sq ft / 81.7 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



EPC D Council Tax Band C

Services

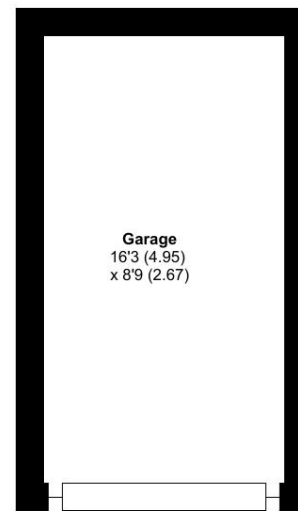
Mains water, electricity and drainage. Night storage heaters.. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

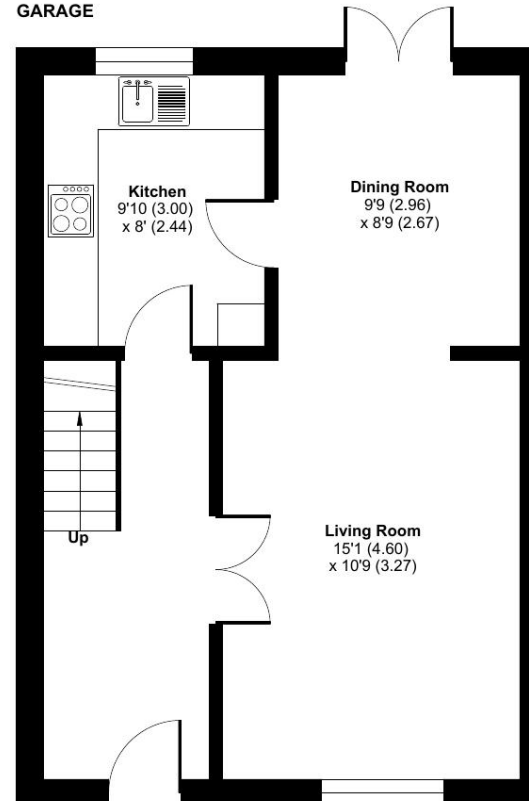
Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

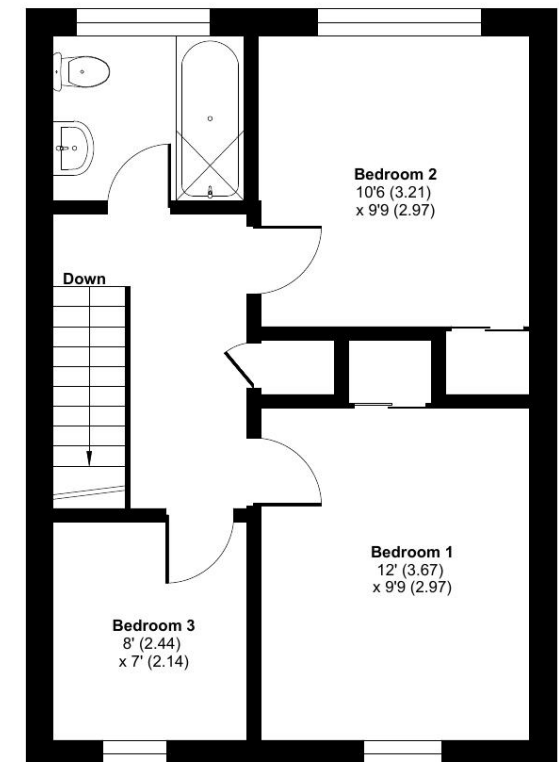


Garage
16'3 (4.95)
x 8'9 (2.67)

GARAGE



GROUND FLOOR



FIRST FLOOR

Location

The property is situated on the eastern side of Truro city, favoured for its proximity to the Park & Ride, Waitrose and to Archbishop Benson primary school. Truro offers a varied high street with a number of independent retailers and national multiples as well as a range of eateries and the Hall for Cornwall as well as boasting a mainline railway link to London (Paddington).

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.
Email: property@lodgeandthomas.co.uk

Directions

Proceeding along Tregolls Road leaving the city centre eastbound, turn left at the traffic light controlled crossroads into Trevithick Road. Take the second right hand turning, into Upland Crescent, and then the first left hand turning into Merrick Avenue. Number 33 will be found towards the head of the cul de sac on the left hand side.

what3words ///brings.dated.super





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Chartered Surveyors
Estate Agents
Valuers
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