

9 Trenance Road, Newquay, TR7 2LT



TERRACED 3 BEDROOM TOWN HOUSE IN CENTRAL NEWQUAY WITH A COURTYARD GARDEN AND PARKING REQUIRING COMPLETE REFURBISHMENT THROUGHOUT

- Terraced 3 bedroom Town House
- 3 Reception Rooms
- Electric heating and older double glazing
- Rear Courtyard Garden
- Rear Parking off lane
- REQUIRING FULL REFURBISHMENT
- 5 minutes walk from Town Centre
- VACANT POSSESSION
- 1063 SQFT

Price £275,000 Freehold

TENURE
FREEHOLD

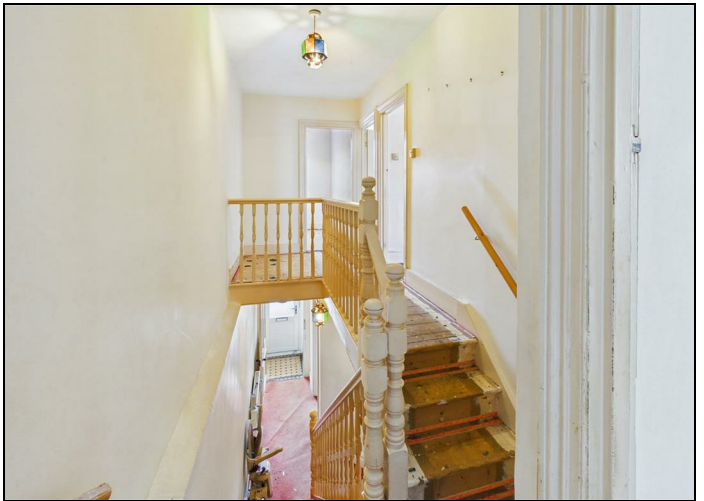
SERVICES
Mains electricity, water and drainage

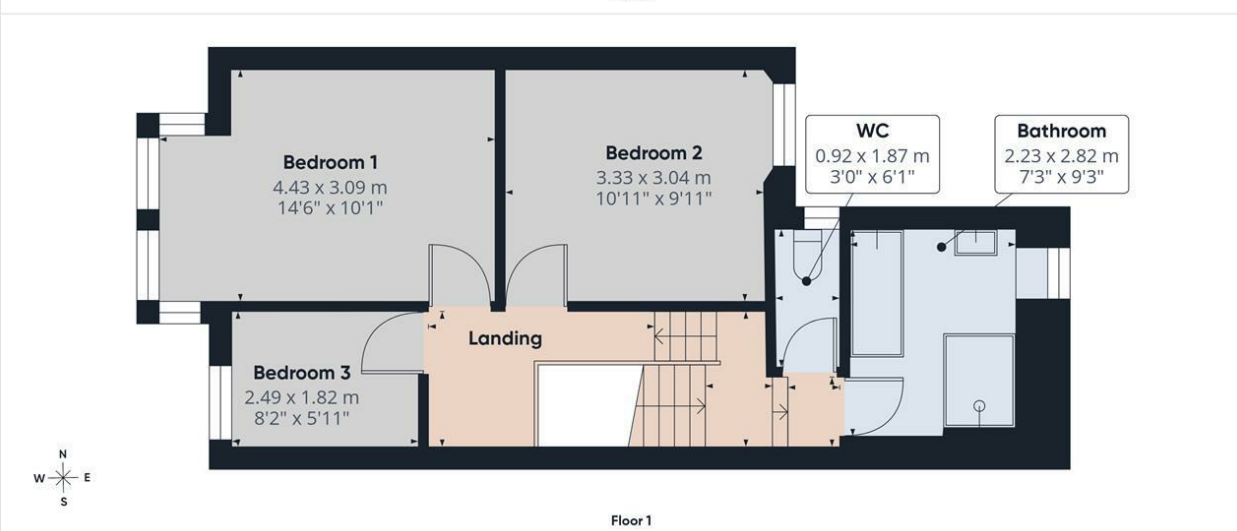
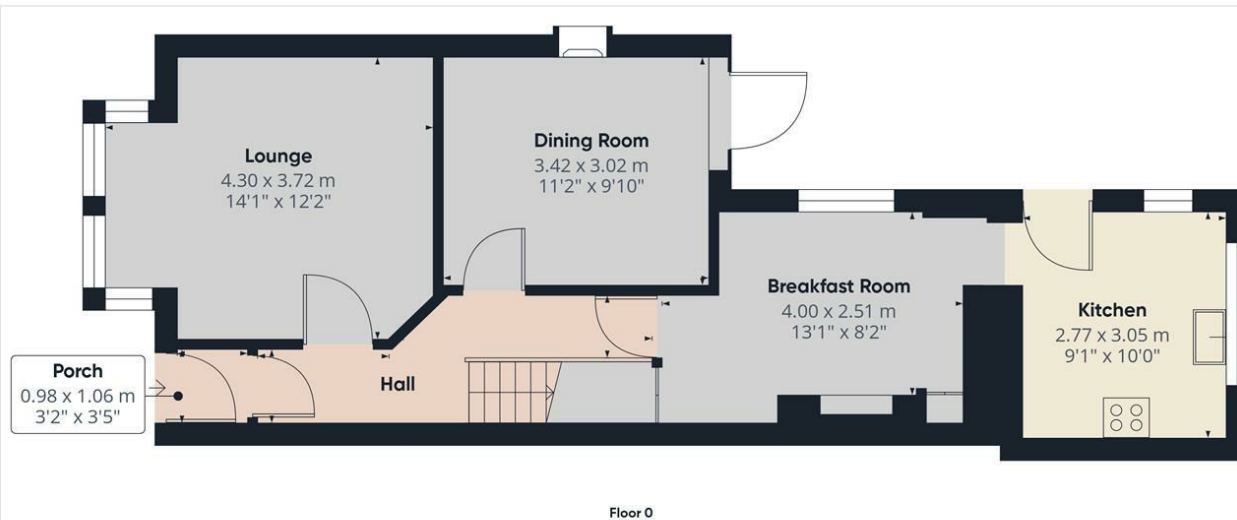
COUNCIL TAX
Band C

CONDITION
The house is in need of refurbishment and modernisation throughout. The property has had a relatively recent roof, but is suffering from some obvious rising/penetrating damp. The property is priced accordingly, allowing for the work. Please inspect carefully and assess the scale of works before expressing an interest or making an offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾
98.7 m²
1063 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360