



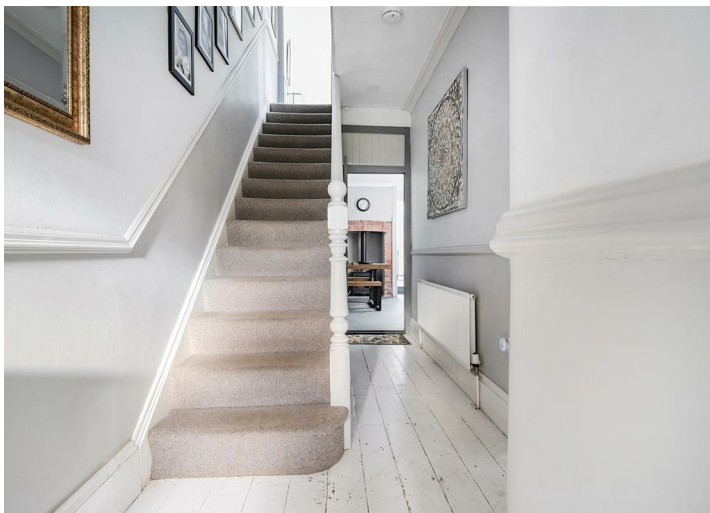
## 3 The Avenue, Truro, TR1 1HT

£475,000

Set along one of Truro's finest Victorian terraces, with far-reaching views from the first and second floors, spanning across the city rooftops with the 3 spires of the cathedral in the distance. A sizeable and extended 4 (possibly 5) bedroom town house, filled with classic period detailing such as high ceilings, fireplaces, picture rails, ceiling roses etc. Tastefully appointed throughout having been carefully updated, this desirable home offers low maintenance outdoor spaces for ease of living and the convenience of Truro's amenities merely 400 yards away. Viewing highly recommended.

### Key Features

- Charming period town house
- Arranged over ground, first and second floors
- Elevated position with excellent views towards the cathedral
- A few minutes walk from the city centre
- 4/5 bedrooms, 2 reception rooms
- Decked and tiled rear courtyard garden
- Under-floor heating to kitchen and dining rooms
- EPC rating D



## THE ACCOMMODATION COMPRISES

A small number of granite steps with courtesy handrail rise to a charming ornate tiled pathway with two further granite steps leading to a recessed entranceway with panelled hardwood door and header pane leading into:-

### ENTRANCE VESTIBULE

Inset coir matting, dado rail, high ceiling with cornicing and elaborate hanging light. High level cupboard housing electrical consumer unit and meter. Part panelled and glazed door leading into the:-

### HALLWAY

A deep entrance hallway with painted floorboards, dado rails and high ceiling with cornicing, together with ceiling rose and elaborate hanging light. Stairwell rising to first floor level, under-stair storage cupboard. High skirting boards, two radiators, panel doors leading to living room, sitting room and dining room.

### LIVING ROOM

Beautifully decorated throughout, a charming room with many original features including Victorian cast iron open fireplace with grate, polished stone hearth and hardwood surround and mantel. Walk-in bay window to the front elevation providing plentiful natural light, featuring triple sash window. High ceiling, picture rails, cornicing throughout, together with high skirting boards. Painted floorboards, ceiling rose with elaborate hanging light. TV aerial point. Panelled casement doors from the living room to:-

### SITTING ROOM

Once again, beautifully decorated with painted floorboards, high skirting boards, picture rails and cornicing. Charming full height multi-pane sash window to rear elevation providing an outlook over the decked courtyard garden. Central fireplace with hardwood surround and wooden hearth (now decommissioned). Ceiling rose with elaborate ceiling light. Radiator.

### DINING ROOM

Broad slate flagstones throughout, recessed wood-burning stove with red brick surround and alcove with fitted cupboard units, together with part glazed doors above providing storage. Four pane double glazed sash window to the side elevation, elaborate ceiling light, wall mounted under-floor heating thermostat. High skirting boards. Opening to the rear, step leading into the:-

### KITCHEN

Shaker-style kitchen with fitted cream panelled units set to three sides. Glazing throughout including a part glazed rear entrance door, two Velux windows and broad casement glazing offering an outlook over the decked rear courtyard garden. One and a half bowl ceramic sink with drainer and mixer tap, together with appliances to include integral undercounter fridge/freezer, integral washing machine, slimline Bosch dishwasher, Neff electric oven with Cook & Lewis ceramic hob. Tiled splashback at mid-point, quartz-effect worksurface and casement window to the far side with slate sill. Sloped ceiling with part feature panelling. Two contemporary pendant lights, wall mounted heating thermostat, under-floor heating, continuation of slate flagstones.

## FIRST FLOOR

### LANDING

Part galleried to stairwell below, small split level. Part obscure glazed doors to the bath/shower room and separate WC, together with further panelled doors leading to bedrooms one, two and three/study. Ceiling rose with elaborate ceiling light, radiator, staircase rising to the second floor.

### BEDROOM ONE

A light and bright double bedroom with four pane double glazed sash window to front elevation providing far-reaching views over the city and the three spires of the cathedral over neighbouring rooftops. Radiator, high ceiling with cornicing and ceiling rose, together with elaborate hanging light.

### BEDROOM TWO

Another light and bright double bedroom with plentiful space for furniture. Tall four pane double glazed sash window to rear elevation. Radiator, high ceiling, ceiling rose with elaborate ceiling light.

### STUDY/BEDROOM THREE

Four pane double glazed sash window to the front elevation providing views akin to bedroom one and offering plentiful light. Radiator, high ceiling, ceiling light. Built-in desk with open storage.

### BATH/SHOWER ROOM

Beautifully appointed with a range of quality sanitary ware comprising a low flush WC, wall mounted wash hand basin, corner walk-in shower with glazed shower screen, mains-powered shower and ancillary handheld attachment, together with handgrip. Freestanding claw foot bath with mixer tap and shower attachment. Tile-effect flooring, feature contemporary panelling to waist height, replacement double glazed part obscure sash window with polished stone sill. Heated towel rail, ceiling light, airing cupboard housing Worcester combination boiler providing domestic hot water and heating.

### SEPARATE WC

Low flush WC with concealed cistern and inset sink with mixer tap. Ceiling light, part obscure glazed sash window.

## SECOND FLOOR

### LANDING

Enclosed landing with ceiling light and part obscure glazed door leading onto a secondary landing, doors to bedrooms three and four, brass wall light, painted timber door providing access to eaves storage. Partially sloped ceiling with painted beam. Door to:-

### LOFT ROOM ONE

Of obscure shape and offering character, with painted ceiling beams, multi-pane sash window, together with further double glazed fixed windows providing much natural light and an exceptional view across Truro city, with the cathedral set centrally. Radiator, two contemporary brass wall lights, partially sloped ceiling.

### LOFT ROOM TWO

Once again, of irregular shape featuring sloped ceiling and painted beams, a single room with access to eaves storage,



together with two wall lights and Velux window offering elevated views over nearby neighbouring rooftops.

## THE EXTERIOR

### FRONT RAISED PATIO

Steps rise from the pedestrian walkway to an ornate tiled entrance leading onto a slate flagstone terrace, beautifully landscaped with natural borders comprising an array of evergreen shrubs and bushes, enclosed via low walling and trellis fencing. An exquisite area in which to enjoy the day round sun with a surprising level of privacy.

### REAR GARDEN TERRACE

Partly decked for low maintenance and enclosed via walling to three sides, with the opportunity to create a wonderful 'Mediterranean-style' courtyard garden, if required. To the rear, a slate flagstone raised patio offers space in which to enjoy a morning coffee or al fresco dining, providing a degree of privacy with timber door to the rear allowing access onto a convenient paved passageway leading onto Carvoza Road. External water tap, exterior courtesy lights.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating. Under-floor heating to the kitchen and dining room.

### COUNCIL TAX

Band E - Cornwall Council.

### TENURE

Freehold.

### AGENT'S NOTE

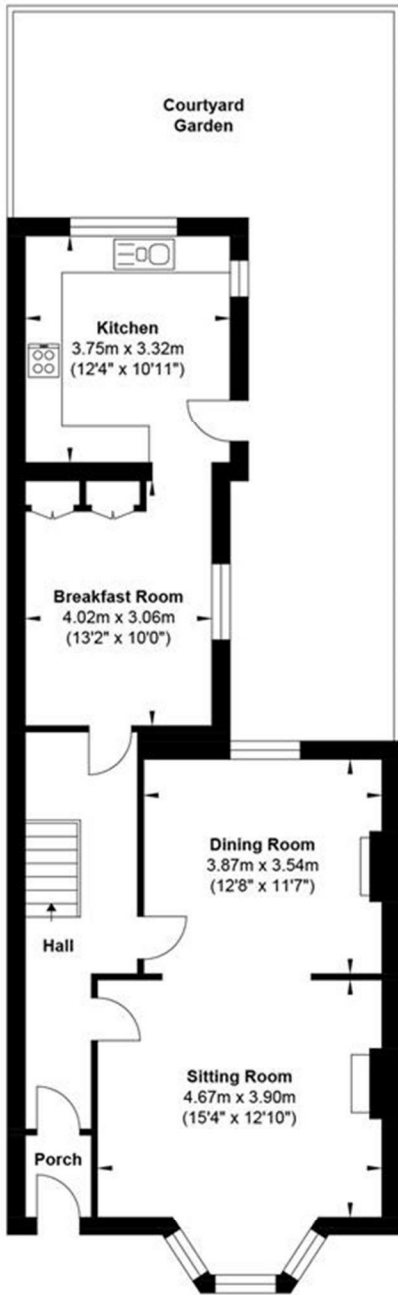
On-road parking is available by permit only, which we understand, can be obtained via Cornwall Council, post completion.

### VIEWING

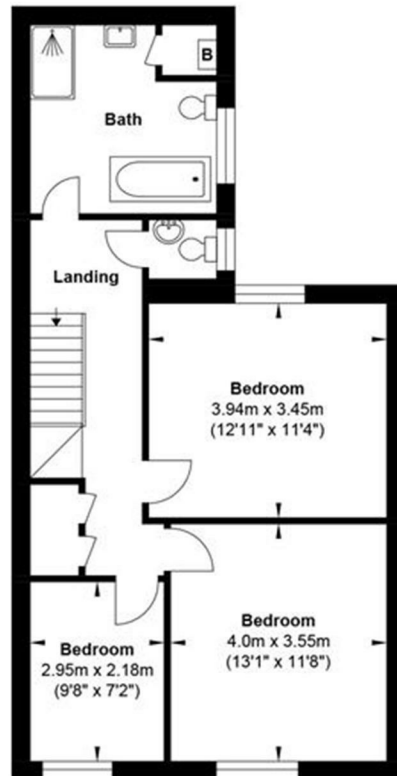
Strictly by appointment only with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



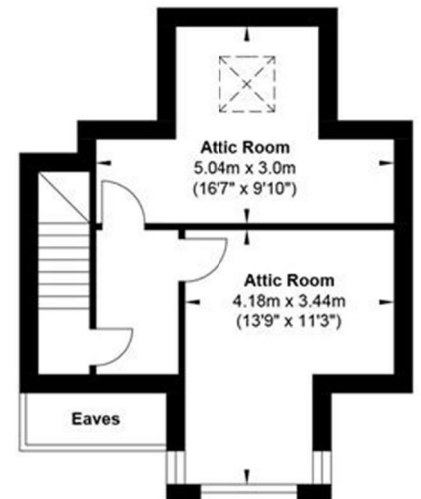
# Floor Plan



**Ground Floor**



**First Floor**



**Second Floor**

**Gross Internal Floor Area : 160.8 m<sup>2</sup> ... 1731.3 ft<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.