



9 Stratton Terrace, Truro, TR1 3EW
£475,000

Key Features

- Attractive period town house measuring just under 1,500 sq ft
- Favoured peaceful attractive road near city centre
- Four bedrooms, three bathrooms
- Three reception rooms, kitchen/diner, utility/WC
- Well presented throughout & full of character
- Front and rear sun facing gardens
- Off street parking for two vehicles
- Video tour available



A superb city centre town house on one of Truro's prettiest roads. Substantial two storey home measuring just under 1,500 sq ft full of character with front and rear gardens and the rarity of two off street parking spaces.



The Property

This truly superb attractive town house sits on one of Truro's most attractive lesser known streets. A central location with a less than 5 minute walk into the city yet offering a leafy green and surprisingly tranquil atmosphere. The property is a great size measuring just under 1,500 sq ft set across two storeys and has the added benefit of front and rear gardens as well as off street parking for two vehicles.

On the ground floor an entrance vestibule with tessellated tile flooring and hallway provides access to the ground floor of this inviting home. First on the left is a beautiful 15ft x 14ft living room with features such as exposed floorboards, picture rails, coving and high skirting which continue right through the house. There is a large bay window overlooking the front garden and a high quality wood burner with stylish tiled hearth and wooden mantle for those cosy nights in. Next along the hallway is a second reception room with feature fireplace and a large sash window to rear aspect; this room is currently utilised as a playroom but could be a second sitting room or formal dining room if desired. To the rear of the ground floor the current owners have redesigned the layout during their ownership to accommodate modern open plan living with an element of separation just where you want it to be. The open plan kitchen/diner is fully fitted with modern base and eye level units, lots of storage, integrated appliances and plenty of space for a large dining table with a sash window to side aspect. A door to the rear then provides access to a really adaptable room which is currently used as an office with utility area, WC and bathroom off. This space has also been used as a separate studio annexe so provides great potential for those needing ancillary accommodation with its own access door to the rear garden.

A beautiful staircase rises from the entrance hallway to the large first floor split level landing. To the rear is bedroom three which enjoys a window to side aspect as well as a door opening directly to the rear sun terrace. A family bathroom sits neatly in the middle of the home with modern three piece suite including a shower over the bath. There are three further bedrooms (two doubles and a single) with the main and second enjoying the use of a well thought out modern 'Jack & Gill' en-suite shower room. The main bedroom enjoys the same bay window as the living room but with an even better view of the pleasant surroundings over Truro and with the viaduct in the distance, what a way to wake up with that morning coffee! There's a large loft space here with easy access via the landing which provides great storage currently but also fantastic potential for a loft conversion as neighbours have, subject to the necessary consents of course.

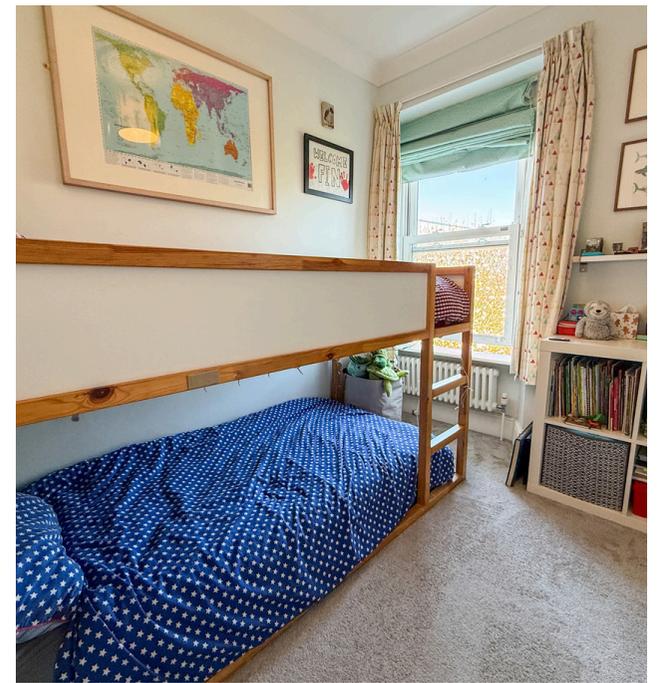


Outside this townhouse doesn't disappoint either with the majority of the garden laid to the front of the house with a raised decked terrace enjoying the morning sun and an area of lawn enclosed by planted beds and trees. To the rear is a smaller area of lawn enclosed by attractive high brick walls giving a great deal of privacy and great storage options, steps then rise to the large recently replaced decked sun terrace with artificial lawn and lighting – the perfect spot to enjoy the evening sun with direct access to the house via the rear bedroom.

The property has the incredibly useful attribute of two brick-paved off road parking spaces – a real rarity for this type of property and in a central location like this. There is the added benefit of gated rear access from a shared lane to bring bikes etc through to the back without entering the house. Furthermore, the property is in a TZ10 residents parking zone allowing each property access to permits to allow for on street parking for two cars and visitors – ask for details on pricing.

This is a wonderful opportunity to own one of these special characterful homes and enjoy all the city has to offer from a wonderful location.

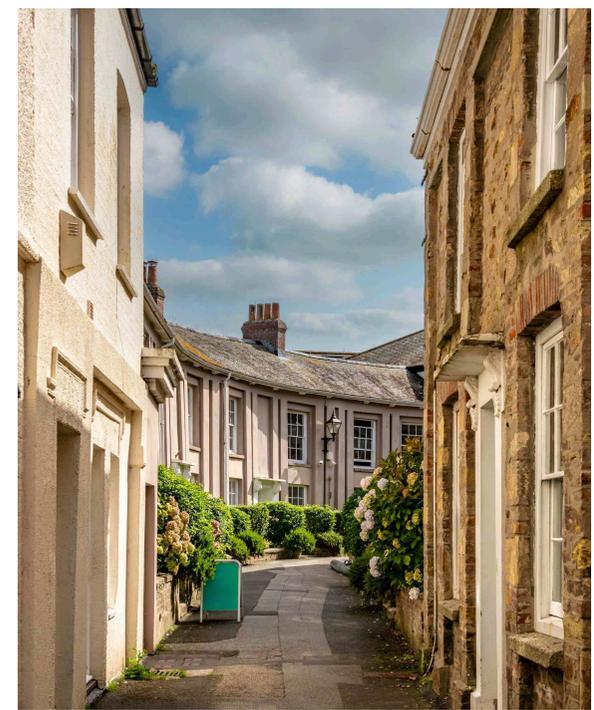




The Location

Stratton Terrace and the surrounding few roads are rows of beautiful period townhouses that offer some of the most attractive terraces in the city. You are incredibly close to town here being less than a 5 minute walk from the city centre hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

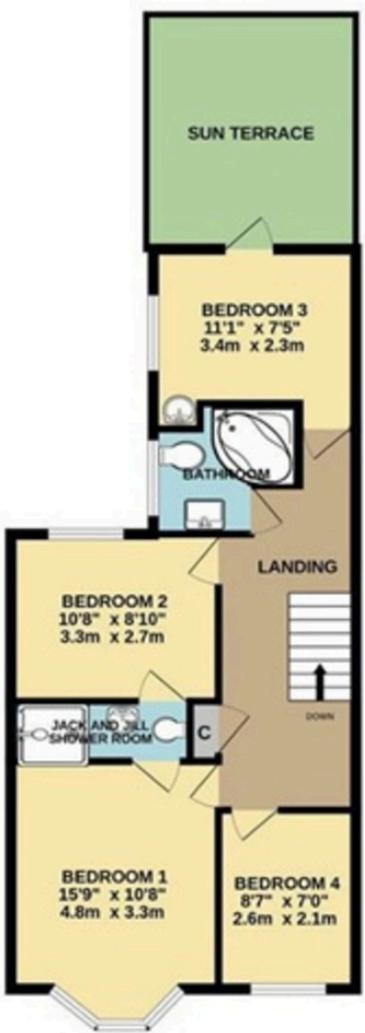


Floorplan

GROUND FLOOR



1ST FLOOR



Property Information

Tenure: Freehold

Council Authority: Cornwall

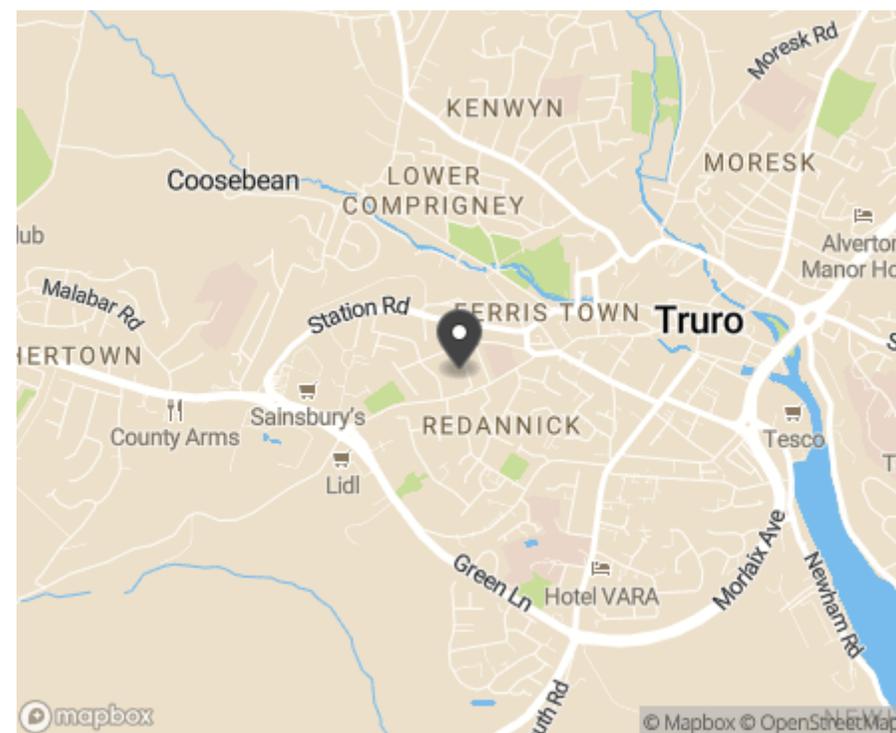
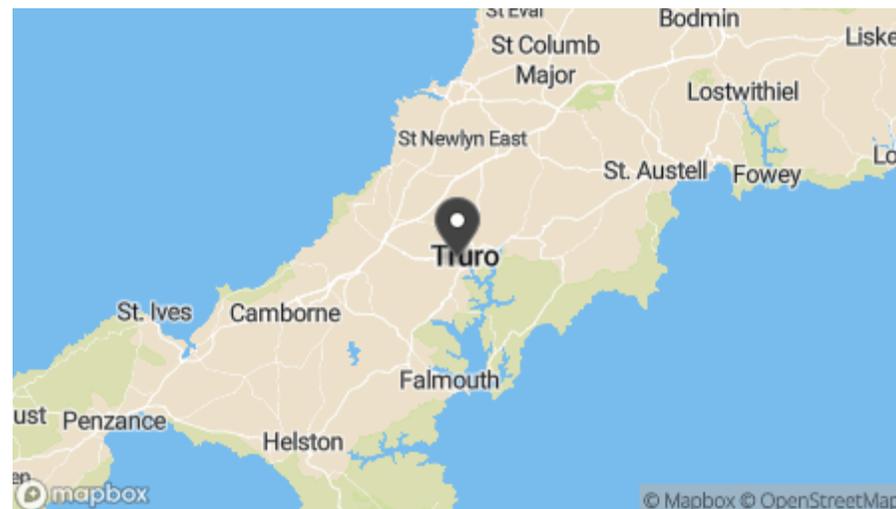
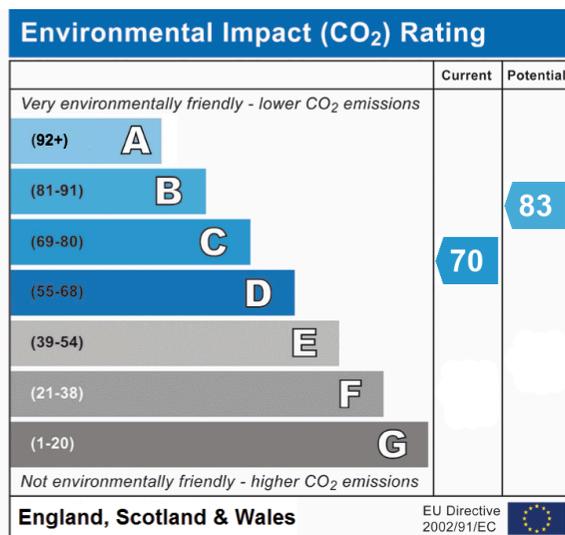
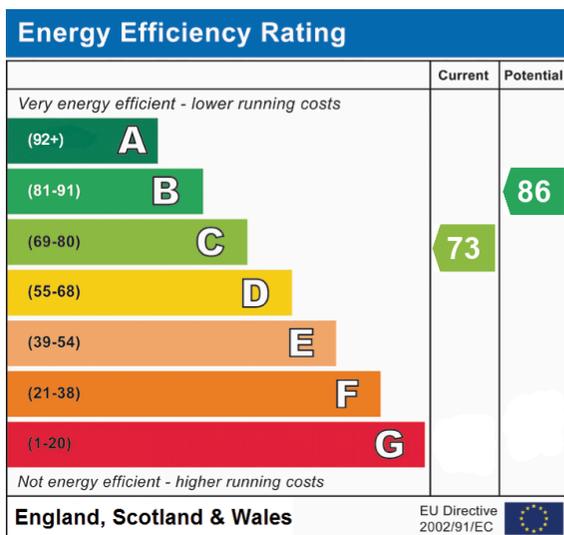
Council Tax Band: D

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best network Vodafone – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The property is in a conservation area.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.