



6 Avondale Road, Truro, TR1 3EU
£350,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- No onward chain
- 4 bedroom period home arranged over three floors
- Sitting room, dining room, kitchen and conservatory
- Principle bedroom with an suite shower room
- 3/4 bedroom accommodation, family bathroom
- Enclosed rear garden with patio and decked seating areas
- Character features throughout
- Large workshop/shed in garden
- Video tour available



For sale with no onward chain - A completely charming 4 bedroom, 3 reception room townhouse with just under 1,300sqft of character filled accommodation, situated in a favoured and convenient Truro City location.



The Property

Available for sale with no onward chain is this utterly charming 3/4 bedroom home situated in a popular and very convenient Truro City location, situated just a short walk from Truro Train Station and Truro city centre.

Although some areas of this fantastic property are in need of modernisation, this wonderful home boasts versatile and ample accommodation which is arranged over three floors, plus has the benefit of a low maintenance west facing rear garden and a large workshop.

The accommodation comprises of a large entrance hall, where you are immediately welcomed by the properties stunning period features, its high ceilings and beautiful Chatsworth Victorian style flooring.

The hallway connects to the large sitting room, which measures 24' x 12'5 and is currently used as two separate spaces. To one side a lovely sitting room, housing a large sofa, a feature decorative fireplace and a large bay window. To the other, a useful dining space or snug area. Off the snug area are double doors which lead to a conservatory which is currently being used a dining room. From here, or the hallway, the property benefits from a separate multifunctional room, which is currently used as a games area. This space is adjacent to the good size kitchen which is a well appointed space with a range of base and level gloss white units with wooden work surfaces. The kitchen has plenty of under counter space for a washing machine/dryer, fridge/freezer and has an integral stove and built in dishwasher.

On the first floor, a split level landing provides access to three bedrooms and the family bathroom. Bedroom 2 is a large room, which overlooks the front elevation has built in storage units, bedroom 3 is a good size double which overlooks the rear garden and bedroom 4, Is a small double room currently being used as a storage room.

On the second floor, the principal bedroom is a large double room with vaulted ceilings, ample eaves storage a velux window and the benefit of an en suite showroom.

The real garden is lovely and captures plenty of evening sun thanks to its westerly aspect. Our clients have recently fitted new decking, to create a perfect seating and BBQ area. To the rear of the garden a large workshop which with the necessary planning consent, could be converted into a perfect home office/gym.

In short, a substantial property, with versatile accommodation in need of modernisation - in a really popular spot in Truro! A viewing is wholeheartedly recommended.









The Location

The property is located on Avondale Road - you are incredibly close to town here being less than a 8 minute walk from the city centre hustle and bustle whilst being conveniently placed for Truro train station nearby. This position is also close to the 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.

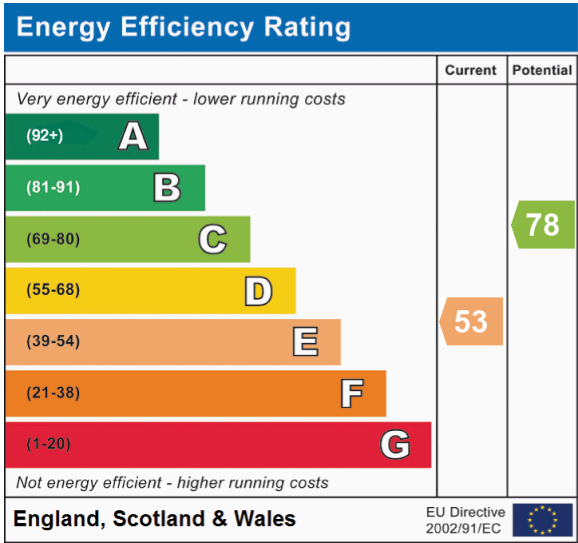


Floorplan



Property Information

Tenure: Freehold
Council Authority: Cornwall Council
Council Tax Band: C
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: Vodafone and 02 Good outdoor and in-home.
Broadband: Ultrafast available. Max download - 1800Mbps. Max upload - 220Mbps.



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.

