



# Gwarak Tewdar, Truro, TR1 2FL

Guide Price £242,500

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## Description

Found within Truro City is this 2 bedroom mid terraced house having an enclosed rear garden with a designated parking space. The internal accommodation briefly comprises: Entrance hallway having a door opening into the open plan living/kitchen area with modern white units, breakfast bar area, integrated appliances which include, gas hob, electric oven. There is also a downstairs W.C. Patio doors open into the rear enclosed garden. To the first floor are the two Double Bedrooms, family bathroom fitted with a white suite with panel bath and electric shower. Externally the property has gated access to the rear garden which has been landscaped having a decking area with low maintenance beds with steps up to a further area which has Astro turf. There is also a large garden shed. This property is offered to the market with no onward chain. Warmed by Gas Central Heating with Double Glazing.

## Location

Ideally located for Truro City and Royal Cornwall hospital, the property is within short motoring distance from Sainsbury's superstore as well as being within close proximity to junior and secondary schools. Truro city centre itself has a wide range of amenities which include restaurants, bars and shops and also has a mainline railway station connecting to London Paddington.

## Material Facts Breakdown

Tenure: Freehold

Council Tax Band: B (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional.

Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Gas Central Heating

Water Supply: Mains

Sewage: Mains

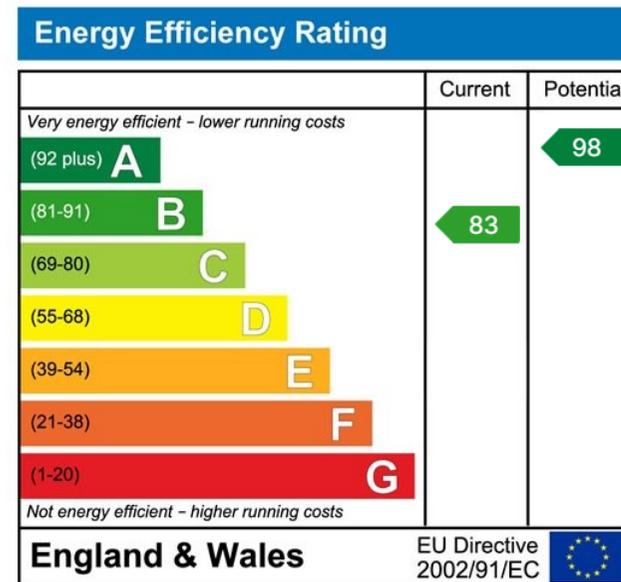
Electricity: Mains

EPC: B Valid until 27th February 2028





- No Onward Chain
- Open Plan Living
- 2 Double Bedrooms
- Enclosed Rear Garden
- Gas Central Heating
- Mid Terrace Modern Property
- Downstairs WC
- White Bathroom Suite
- Parking
- Double Glazing



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements