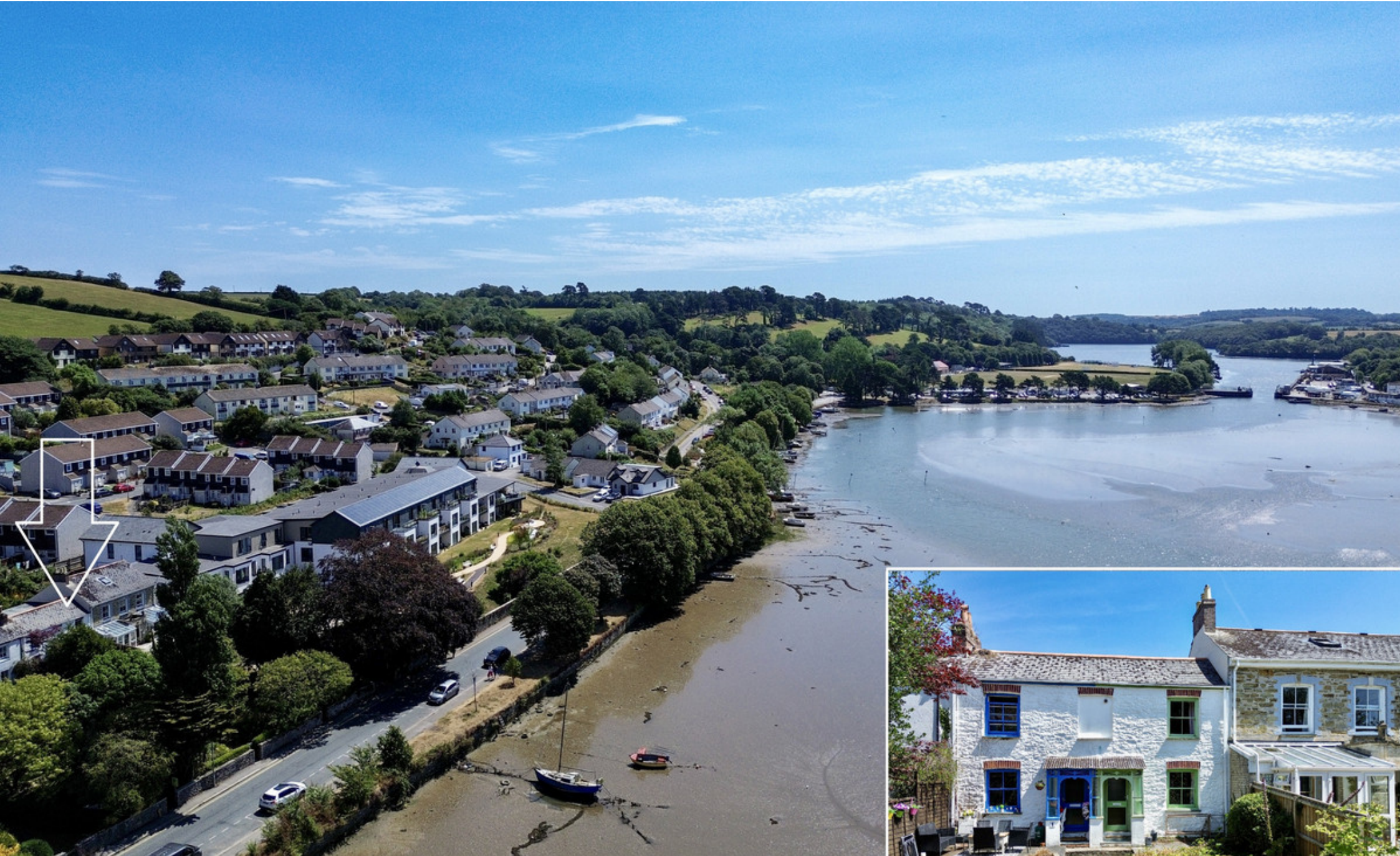




10 Trennick Row, Malpas Road, Truro, TR1 1QL
Offers in excess of £200,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Grade II Listed character cottage
- Picturesque riverside setting a stroll from the city
- Exciting opportunity to update and personalise
- Two reception rooms and separate kitchen
- Two double bedrooms, bathroom
- Long front and rear gardens with river views
- No onward chain
- Video tour available



The Property

Properties in this position at this price point rarely come to the market.

Positioned along one of Truro's most picturesque riverside terraces, this Grade II Listed cottage enjoys attractive views across the Truro River and offers an exciting opportunity to update and personalise a character home in a setting that is increasingly difficult to find. Within walking distance of Truro city centre and almost equidistant from the open green spaces of Boscawen Park, with the popular riverside village of Malpas just beyond, it is easy to see why homes here are so tightly held.

The accommodation extends to approximately 569 sq ft and is arranged in a practical layout. The ground floor comprises a welcoming living room with fireplace, a separate dining room and a kitchen with direct access to the rear garden. Upstairs are two double bedrooms together with a family bathroom.

Whilst buyers are likely to update the décor, kitchen and bathroom to suit their own tastes, the property already benefits from gas central heating and updated electrics - providing a reassuring foundation for those looking to modernise the property and make it entirely their own.

Outside, the gardens are undoubtedly one of the property's defining features. Unusually generous for such a central location, the front garden enjoys attractive views across the River Truro and provides a wonderful place to sit and enjoy the changing outlook. To the rear, a further long section of garden offers excellent space for gardening, relaxing or entertaining, whilst also presenting exciting potential to create off-road parking at the rear, subject to any necessary permissions and consents. It should be noted that pedestrian access to both the front and rear gardens is shared with the neighbouring property, a common arrangement for cottages of this age and style.

Properties in this position within this price point rarely come to the market, particularly those offering such generous gardens, river views and the opportunity to create something truly special all available with no onward chain.



Reception room 2



Bedroom 1



Bedroom 2



The Location

Trennick Row is a charming riverside terrace, quietly positioned yet remarkably convenient. The city centre is just a short walk away, whilst Boscawen Park and the beautiful riverside walks towards Malpas are almost on the doorstep, creating a wonderful balance between city living and the outdoors. 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.



Property Information

Tenure: Freehold

Council Authority: Cornwall

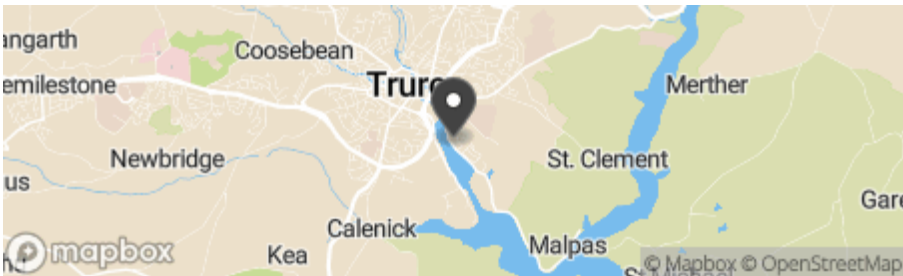
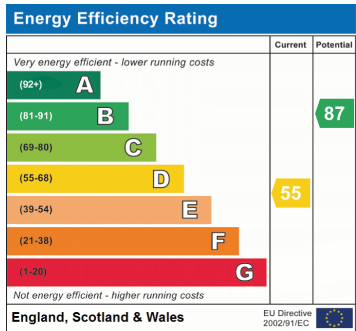
Council Tax Band: C

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

Mobile Signal: All networks good indoor & outdoor

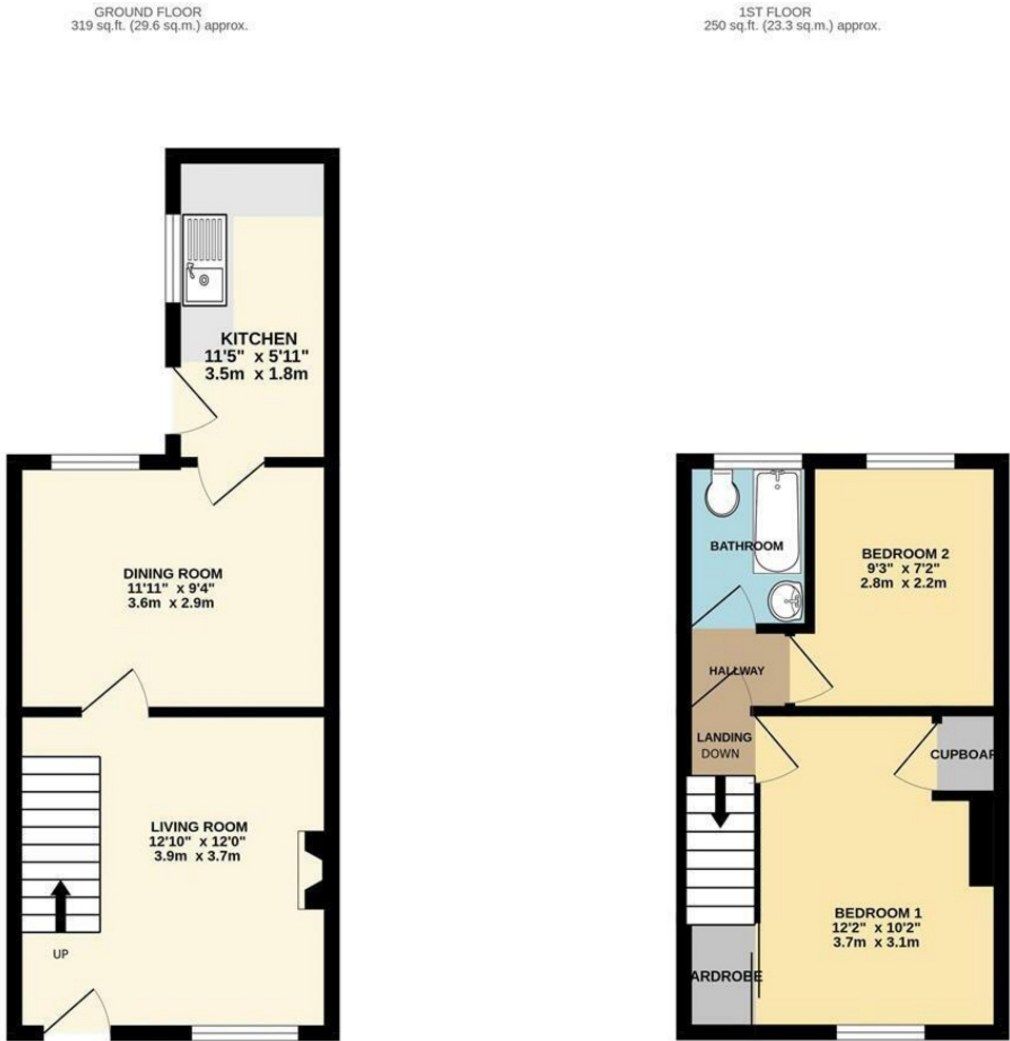
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The property is Grade II listed and 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.

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TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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