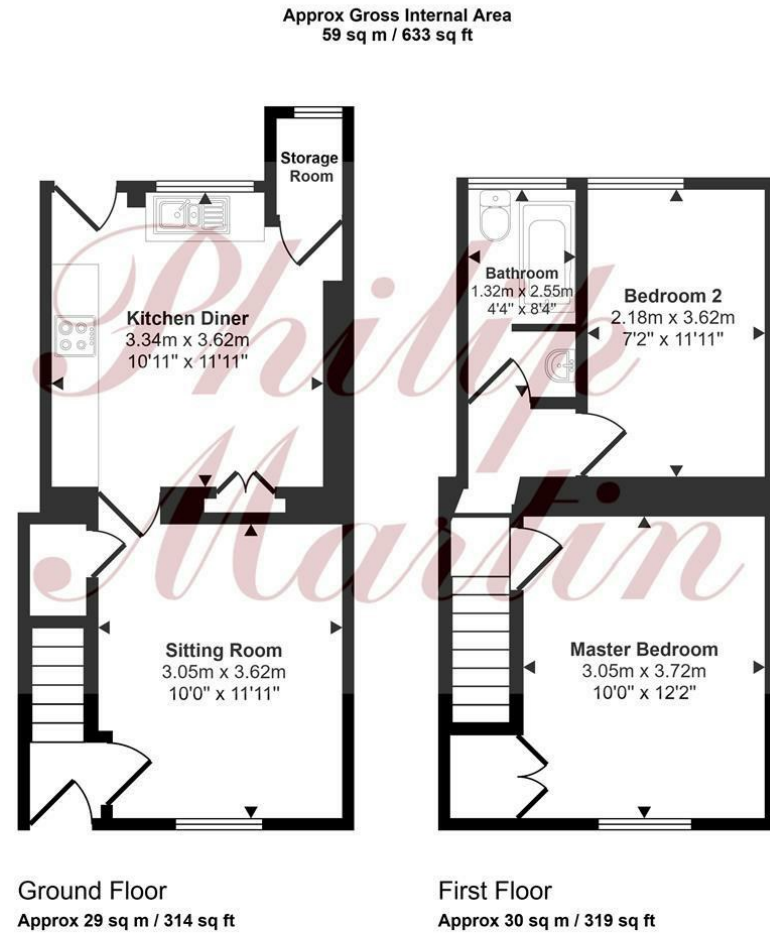


KENWYN STREET, TRURO



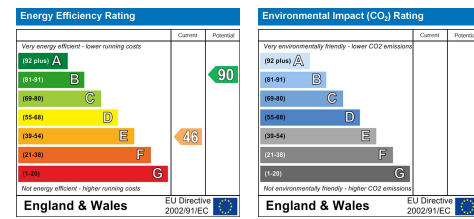
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

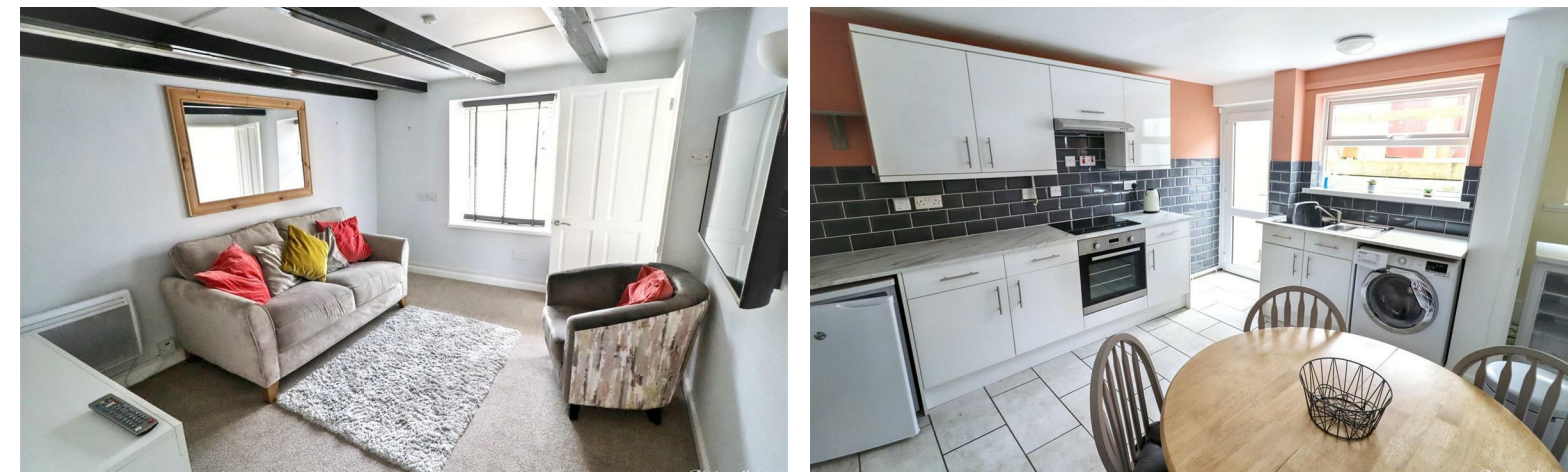
- SOLD WITH NO CHAIN
- LOW MAINTENANCE REAR COURTYARD
- SITUATED IN THE CITY CENTRE
- RECENTLY MODERNISED
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING THROUGHOUT

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

- (a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



59 KENWYN STREET, TRURO, TR1 3DB

TWO BEDROOM PROPERTY IN THE HEART OF THE CITY CENTRE SOLD WITH NO CHAIN.

A well presented and recently modernised two bedroom property situated on Kenwyn Street, within walking distance of Truro city centre. The accommodation is arranged over two floors and comprises an entrance hall, sitting room and kitchen/dining room on the ground floor, with two bedrooms and a bathroom on the first floor. Outside there is a low maintenance courtyard area with two useful storage sheds. Perfect for a first-time purchase or investment opportunity.

Council Tax-B. Freehold. EPC-E.

GUIDE PRICE £215,000

www.philip-martin.co.uk

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TR2 5DT

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GENERAL COMMENTS

A well presented and recently modernised two bedroom property situated on Kenwyn Street, conveniently located within walking distance of Truro city centre and its wide range of amenities. The property offers light and well-proportioned accommodation and would make an ideal first-time purchase, investment opportunity or home for those seeking easy access to the city.

The accommodation is arranged over two floors. On the ground floor there is an entrance hall, a comfortable sitting room and a well-appointed kitchen/dining room. To the first floor there are two bedrooms together with a family bathroom.

Externally, to the rear of the property there is a low maintenance courtyard garden providing a pleasant outdoor space, along with two storage buildings.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

ENTRANCE HALL

SITTING ROOM

10'0" x 11'10" (3.05m x 3.62m)

Electric radiator to the side wall. Window to the front.



KITCHEN/DINING ROOM

10'11" x 11'10" (3.34m x 3.62m)

A range of base and eye level units. Tiled splash back and stainless steel sink with drain away. Fully tiled flooring and large storage cupboard with potential for a downstairs W.C.

FIRST FLOOR

MASTER BEDROOM

10'0" x 12'2" (3.05m x 3.72m)

Built in storage. Radiator to the rear and window to the front.

BEDROOM TWO

7'1" x 11'10" (2.18m x 3.62m)

Radiator to the front and window to the rear.

BATHROOM

4'3" x 8'4" (1.32m x 2.55m)

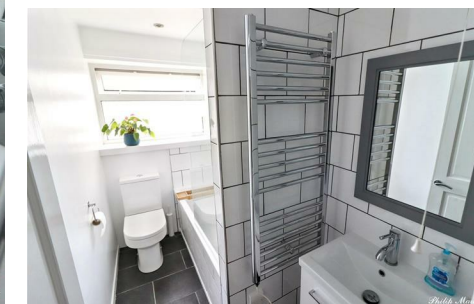
Modernised bathroom. Fully tiled with rainfall shower over the bath. Floating hand wash basin with storage below and W.C. New unvented hot water pressure cylinder recently installed.

OUTSIDE

A low maintenance courtyard garden to the rear providing a pleasant outdoor space with two useful storage sheds. There is also potential for permit parking on lower Redannick lane to the rear of the property.

TENURE

Freehold.



SERVICES

Mains electric, water, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DIRECTIONS

From Victoria square proceed up the one way system following Kenwyn Street. Once at the junction proceed straight and following the road up, the property is situated on the left.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.