



# East Hill, Blackwater, Truro, TR4 8EG

Guide Price £250,000

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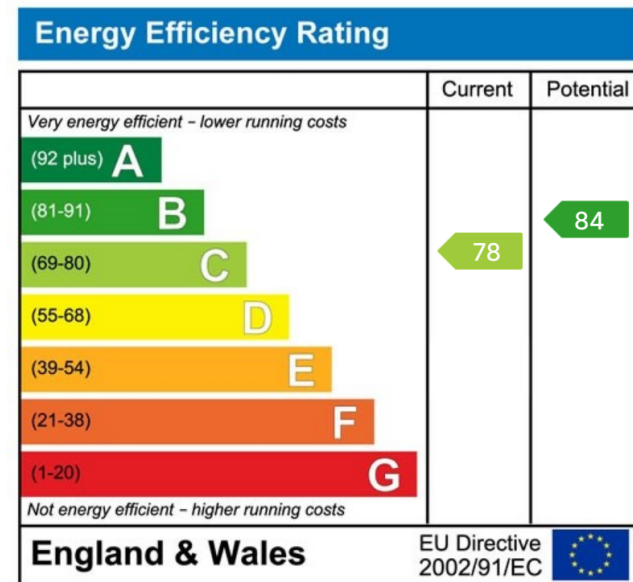


- Three Bedrooms (Master En-Suite)
- Garden, Parking & Garaging
- Air Source Heating & Solar Panels
- CASH BUYERS ONLY
- 2 Reception Rooms
- Popular Village Within St Agnes Parish
- EPC C





This three bedroom end of terrace property is conveniently located in the popular village of Blackwater and has been refurbished by the current vendor with the most recent improvements being the installation of an air source heat pump, additional insulation and solar panels. On the ground floor there is an entrance porch, two reception rooms, under-stairs storage cupboard, kitchen and rear porch. Stairs rise to the first floor where there are three bedrooms, one of which has an en-suite bathroom and the family shower room. Externally there is off road parking, an attached garage and a garden. The garden is found to the side of the property and is mainly laid to lawn. To the rear a small patio area can be found. **Please note that this property is available to cash buyers only due to the results of a Mundic block test.**



TRURO

Treleven House E5, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD

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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 and 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