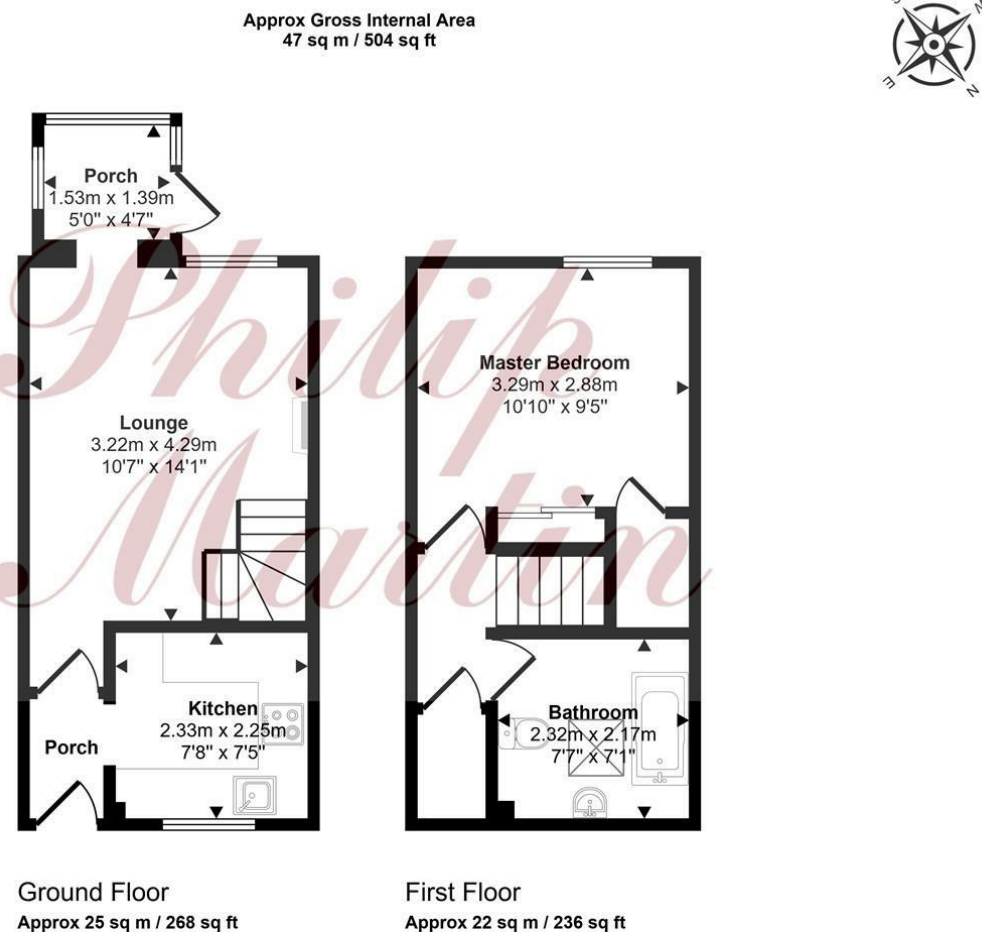


## HICKS CLOSE, PROBUS

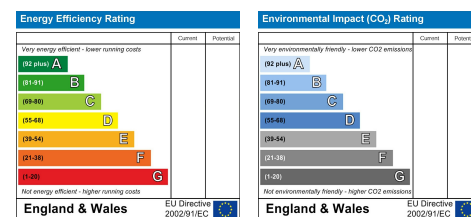


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

### KEY FEATURES

- One Bedroom
- Lounge
- Rear Porch
- No Chain
- Bathroom
- Kitchen
- Courtyard Garden
- Double Glazed

### 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



### 24 HICKS CLOSE, PROBUS, TRURO, TR2 4NE END OF TERRACE HOUSE

A modern end of terraced house which is situated in a pleasant position and convenient location with easy access to the centre of the village. Kitchen, lounge/dining room, rear porch, large bedroom with wardrobes and bathroom. Front and rear gardens which are geared to easy maintenance and there is parking within the communal area at the front of the property. An ideal retirement home, perfect for a first time buyer or a superb investment property. Double glazed windows and electric heating. Sold with no chain.

GUIDE PRICE £165,000

## THE PROPERTY

No.24 Hicks Close is an end terraced house which is situated in a pleasant location within Probus. The position offers easy access to the heart of the village, ensuring you're never far from essential amenities. In all, the accommodation comprises; kitchen, lounge, rear porch and a bathroom and master bedroom located on the first floor.

Outside, both front and rear gardens are geared to easy maintenance. Whether you're seeking an ideal retirement home, embarking on your journey as a first-time buyer, or looking for an investment opportunity, this property offers an excellent and affordable opportunity.

## PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

## GROUND FLOOR

### KITCHEN

7'7" x 7'4" (2.33 x 2.25)  
Fitted with a range of base and eye level units with worktop over with stainless steel sink. Space and plumbing for dishwasher, fridge and washing machine. Electric oven/grill with hob and extractor hood over.



## LOUNGE

10'6" x 14'0" (3.22 x 4.29)  
The lounge comprises of a wooden mantle with electric fire and radiator. Archway that leads to the rear porch and garden area. Stairs leading to the first floor of the property.

## REAR PORCH

5'0" x 4'6" (1.53 x 1.39)  
Radiator.

## FIRST FLOOR

Landing with storage cupboard.

## MASTER BEDROOM

10'9" x 9'5" (3.29 x 2.88)  
Leading from the hallway, the bedroom has a window that overlooks the rear with pleasant views. Fitted wardrobes.

## BATHROOM

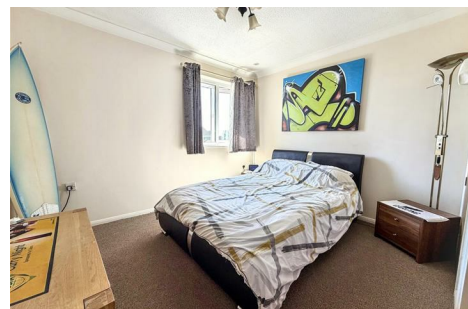
7'7" x 7'1" (2.32 x 2.17)  
Fitted with w.c. and vanity wash hand basin. Panelled bath with shower over and glass shower screen. Skylight window. Part tiled walls. Spotlights.

## OUTSIDE

The rear courtyard garden enjoys a south west facing aspect and is enclosed with access to the side.

## SERVICES

Mains electricity, drainage and water.



## N.B

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

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## COUNCIL TAX

A.

## TENURE

Freehold.

## 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.

## DIRECTIONS

Proceeding up through the village of Probus take the turning right into Treviglas Lane and then turn left into Gwel an Nans. Take the next left hand turning into Hicks Close and turn right into the cul de sac.