



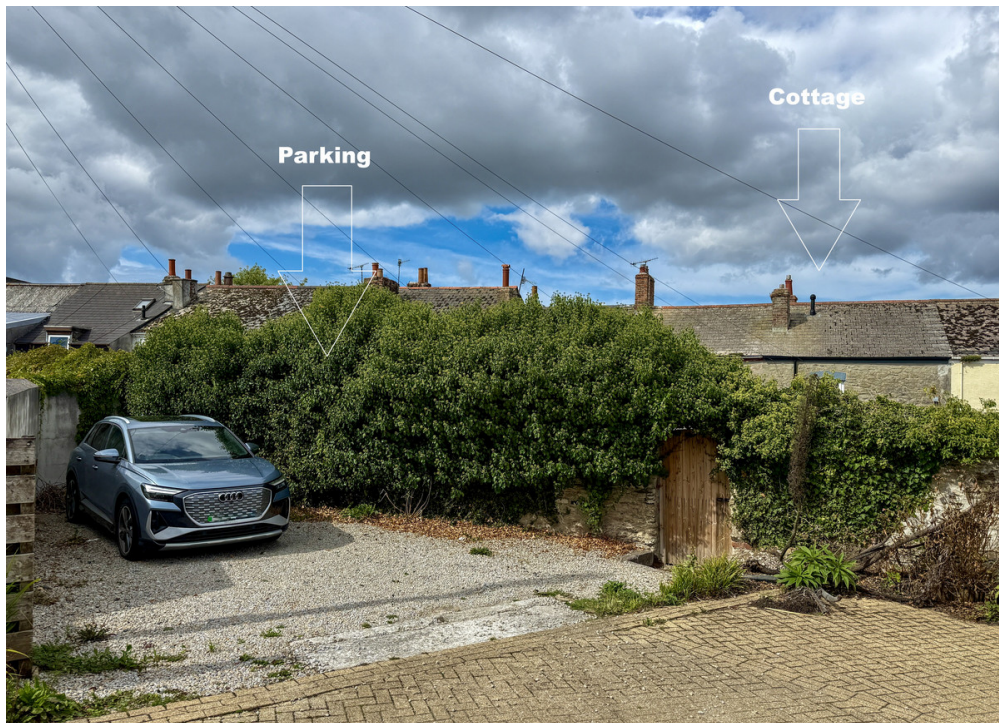
42 Kenwyn Street, Truro, TR1 3DA
£240,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Well presented terraced cottage
- Central Truro location
- Parking for two cars
- 2 double bedrooms, bathroom
- 2 reception rooms, kitchen
- Rear garden
- No onward chain
- Video tour available



The Property

There is much more than meets the eye with this central Truro cottage with the huge rarity of having off street parking for two cars and a garden to the rear.

The accommodation is very well presented throughout with stylish fittings that suit the character of the original property whilst catering for modern taste. On the ground floor the first reception room provides a cosy lounge with window to front aspect, feature fireplace, fitted lighting and cabinetry in the recess either side of the chimney breast. The second reception room works perfectly as a dining room and has fitted units that extend from the kitchen. This area flows naturally through to the vaulted ceiling rear extension providing fully fitted kitchen with appliances to the rear.

Off the kitchen there is a great sized family bathroom again with vaulted ceiling with Velux window and stylish three piece suite. Upstairs there are two good sized double bedrooms each with fitted storage. The property further benefits from modern gas central heating and double glazed sash windows.

To the rear there is a lower courtyard with a useful utility/storage cupboard with steps leading up to a sunny area of garden with timber shed. Out of the rear gate there is gravelled off street parking for two vehicles in tandem which is accessed off Lower Redannick.

With the practical benefit of parking, garden and good sized stylishly presented accommodation this really is a fantastic example of a Truro city centre cottage. Available with no onward chain and wholeheartedly recommended.





The Location

Situated on Kenwyn Street, you are incredibly close to town here being less than a 5 minute walk from the city centre hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station nearby.

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: B

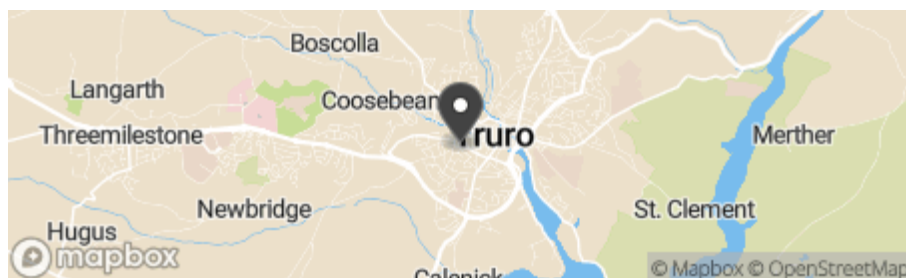
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: All networks good outdoor and in home.

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

Note: The property is in a conservation area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		86
(69-80)		
C		
(55-68)		66
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

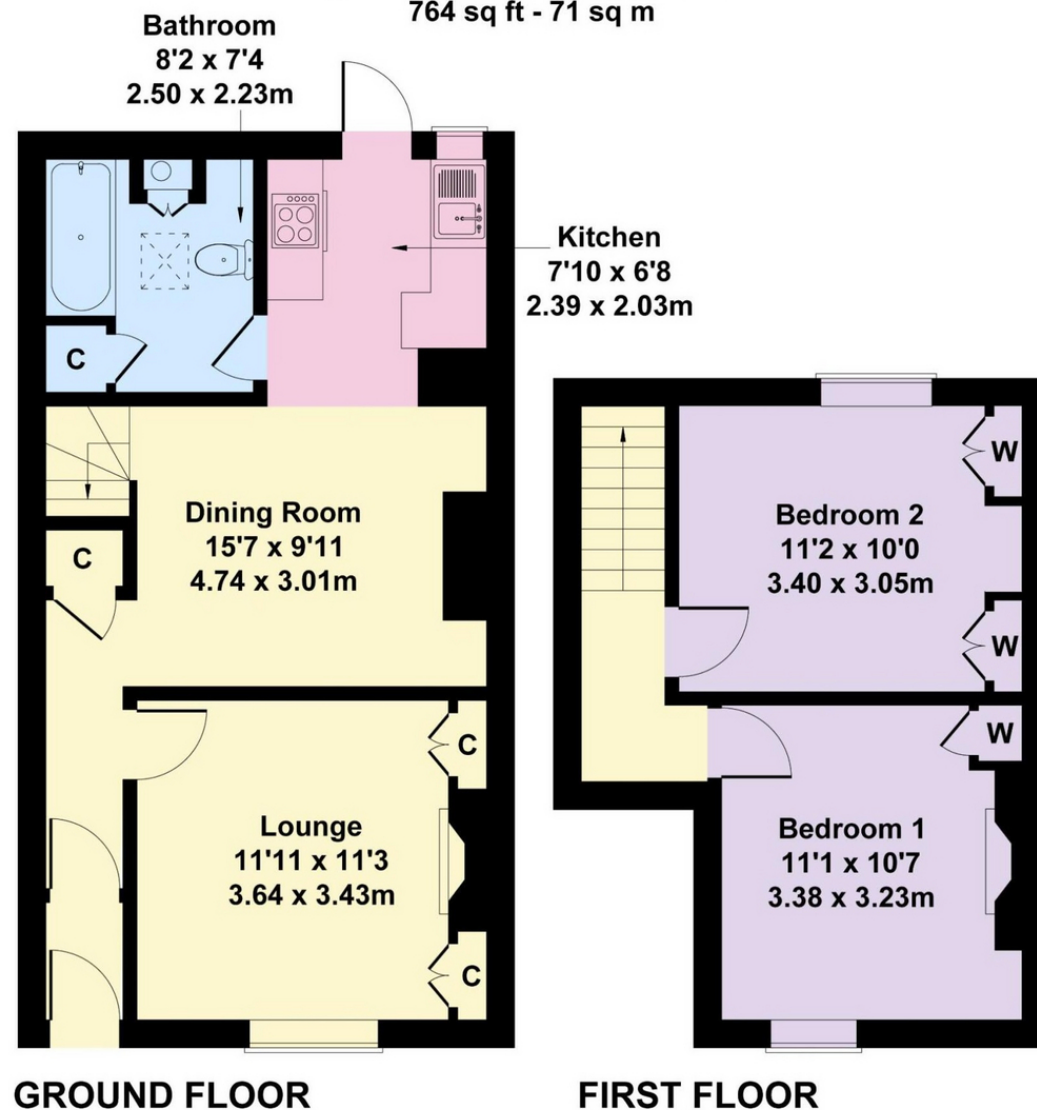


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

42 Kenwyn Street, Truro TR1 3DA

Approximate Gross Internal Area

764 sq ft - 71 sq m



01872 306746
info@jamescaneproperty.co.uk
www.jamescaneproperty.co.uk