



22 Tresawls Road,
Truro

LODGE & THOMAS
ESTABLISHED 1892

22 Tresawls Road,
Truro, Cornwall TR1 3LD

Guide Price - £195,000 Freehold

An older style, semi-detached, three bedroom house in an extremely convenient setting. Cash buyers only, due to mundic block.

- 3 bedrooms, 2 reception rooms
- Gas central heating
- uPVC double glazing
- Enclosed gardens
- 2 car parking and single garage
- CASH BUYERS ONLY

The Property

A semi detached house in need of general repair and redecoration, providing practical three bedroom, two reception room accommodation with kitchen, sunlounge, downstairs wc and first floor shower room/wc.

The property boasts uPVC double glazing and gas central heating, but due to the presence of mundic block, is suitable for cash purchasers only.

The property enjoys a sunny garden to the front and rear, the latter being sheltered and enclosed. The driveway provides off-road parking for two cars and access to a single garage.

The house will be of particular appeal seeking a profitable buy to let or perhaps somebody seeking an appealing retirement home.

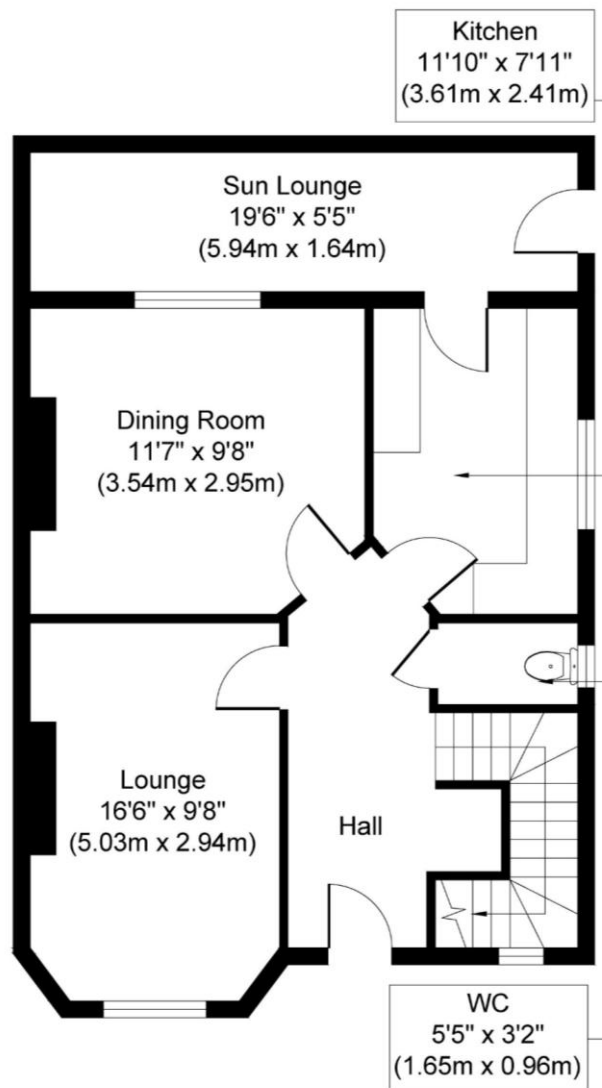




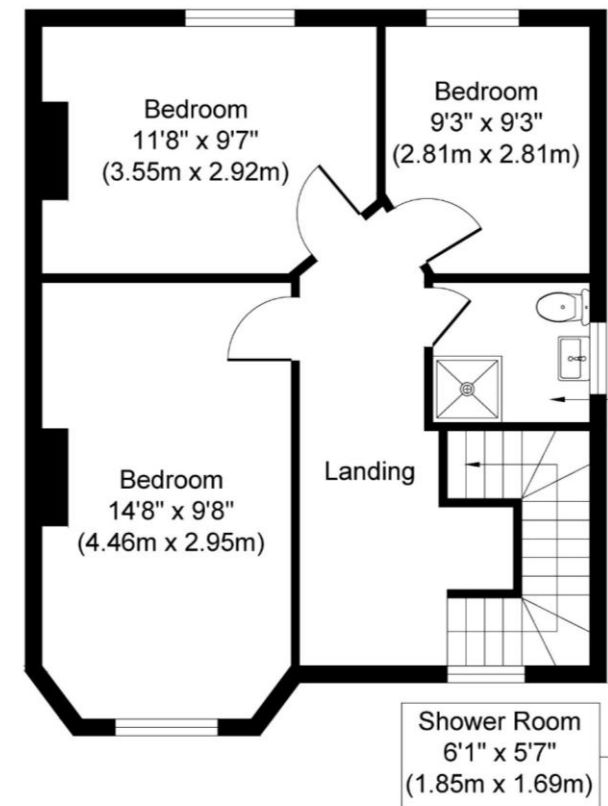
Services: Mains electricity, gas, water and drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: 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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Ground Floor
Approximate Floor Area
669 sq. ft
(62.16 sq. m)



First Floor
Approximate Floor Area
541 sq. ft
(50.28 sq. m)

Location

The close proximity to the Spar shop, barely 100 yards away is an attraction, whilst the Treliske Hospital and Truro Golf Club are both just a few moments, level walk away. A regular bus service stops nearby, providing quick and easy access into the many and varied amenities within Truro town centre, which include a stop on the main Paddington/Penzance railway line.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From Truro town centre head west on the A390 toward Treliske Hospital. Pass the County Arms pub and continue to the top of the hill where there is a mini roundabout and a Spar shop on the left hand side. Here turn left onto Newbridge Lane, where the property for sale will be found a short way along on the left hand side, identified by a Lodge & Thomas for sale board.

what3words ///shackles.softest.chairs



Not to scale. For indicative purposes only.

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