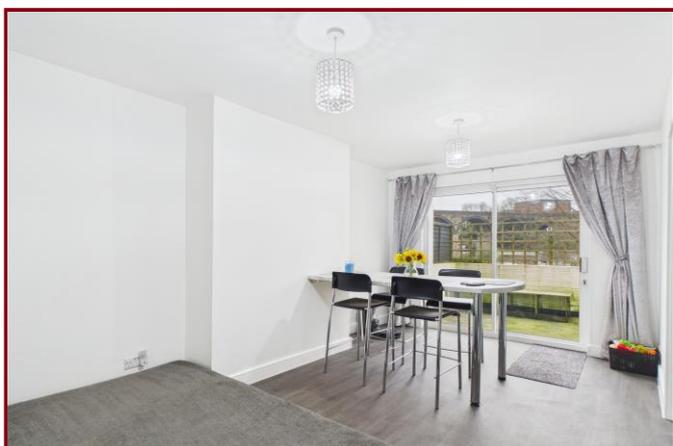




MAP estate agents
Putting your home on the map

**Hendra Road,
Truro**

**Guide Price £330,000
Freehold**





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Property Introduction

Located within the popular Hendra area of Truro is this well presented semi-detached family home.

Enjoying an outlook over the park and views towards to a viaduct, the property is very well presented with the benefit of double glazing, complemented by a gas fired central heating system. Approached via steps via the front, the doorway leads into a entrance porch giving access to a lounge, dining/breakfast room, fitted kitchen with a good range of built in hi-gloss units while to the first floor are three bedrooms along with a shower room.

Externally to the rear, the outside space has been designed for low maintenance yet creating an area for socialising. Steps ascend to a detached car port plus additional parking and a useful metal storage unit.

Location

Hendra road is perfect for accessing the many shops and amenities of the city centre and is approached via an attractive riverside walk encompassing the Victoria gardens being popular for families.

Truro is a popular destination for both locals and visitors to enjoy this small city with its gothic and Georgian architecture and is also home to the hall for Cornwall. For those who enjoy watersports, the riverside village of Malpas is just moments away popular for paddleboarding and kayaking and also recreational space for children to enjoy the local park, tennis courts, lake and also the popular Heron public house. Both north and south coasts are within easy travelling distance with their contrasting coastlines, the north with its rugged coastal walks taking in majestic views while to south being more sheltered, is popular for sailing.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

uPVC double glazed door to exterior, doorway giving access to :-

HALLWAY

Staircase to first floor.

LOUNGE 14' 9" x 9' 10" (4.49m x 2.99m)

uPVC double glazed window to the front and rear elevation. Radiator.

DINING/BREAKFAST ROOM 14' 0" x 9' 3" (4.26m x 2.82m)

Sliding patio doors giving access to the exterior. Breakfast bar. Vertical radiator. Doorway leading into :-

KITCHEN 13' 9" x 9' 10" (4.19m x 2.99m) maximum measurements

uPVC double glazed window and door to rear elevation. Single stainless steel sink unit with a good range of fitted white gloss base and wall mounted storage cupboards, three drawer storage unit, LED skirting lighting, plumbing for automatic washing machine, double oven with hob and splash back with extractor over. Understairs storage cupboard with hanging space.

FIRST FLOOR LANDING

Radiator. Access to loft. Access to :-

BEDROOM ONE 14' 9" x 9' 10" (4.49m x 2.99m) plus recess

uPVC double glazed window to front and rear elevation. Two radiators with covers, views over park and viaduct.

BEDROOM TWO 13' 7" x 9' 3" (4.14m x 2.82m) maximum measurements, plus recess

uPVC double glazed window to front elevation with views overlooking the park and viaduct. Built in double wardrobe plus additional shelved storage cupboard.

BEDROOM THREE 10' 0" x 6' 10" (3.05m x 2.08m)

uPVC double glazed window to rear elevation. Radiator. Built in double mirror fitted wardrobe.

SHOWER ROOM

uPVC double glazed window to side elevation. Walk in shower, wc, wash hand basin, double storage cupboard under with splashback, extractor fan, vertical radiator with mirror.

EXTERIOR

Approached via a timber gate, a pathway and steps lead to a further gate with a concreted area and pathway via the side of the property leading around to the rear. The rear garden has been designed for low maintenance with steps ascending to a decked garden with part of this being covered and is an ideal space for entertaining and socialising. Steps lead to a uPVC door which accesses the generous sized double car port with power connected and additional parking to the front with access to a useful metal storage unit.

SERVICES

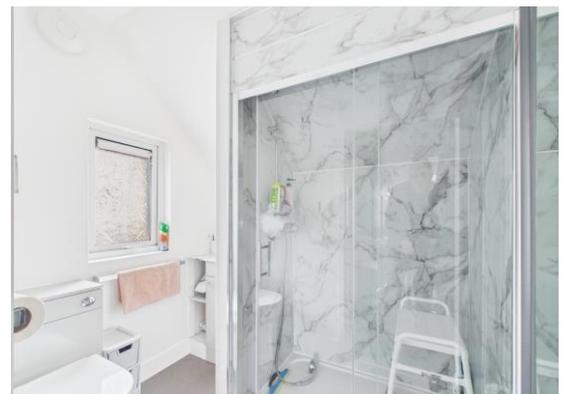
The property benefits from mains drainage, mains water and mains electricity.

AGENT'S NOTES

The Council Tax band for this property is band 'B'.

DIRECTIONS

Along St George's road, turn right taking you into Hendra Road with the park on the right hand side. Proceed a short distance where number 3 is located on the right hand side where a for sale sign has been erected for identification purposes. If using What3Words: Sober.Leaps.Token.

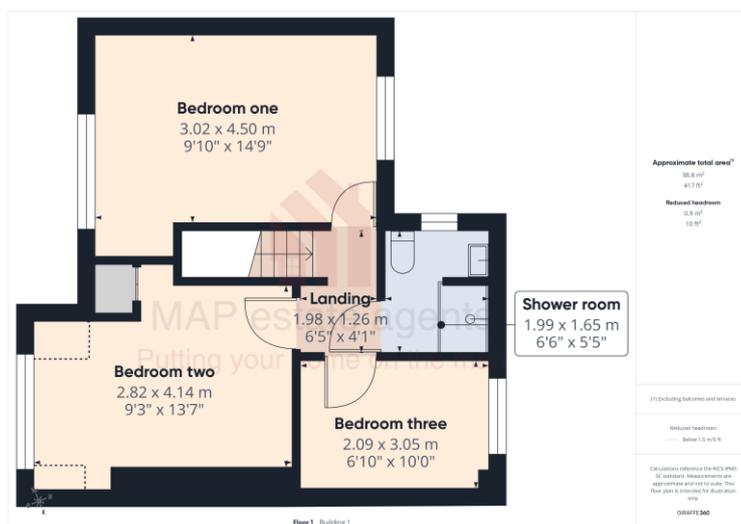
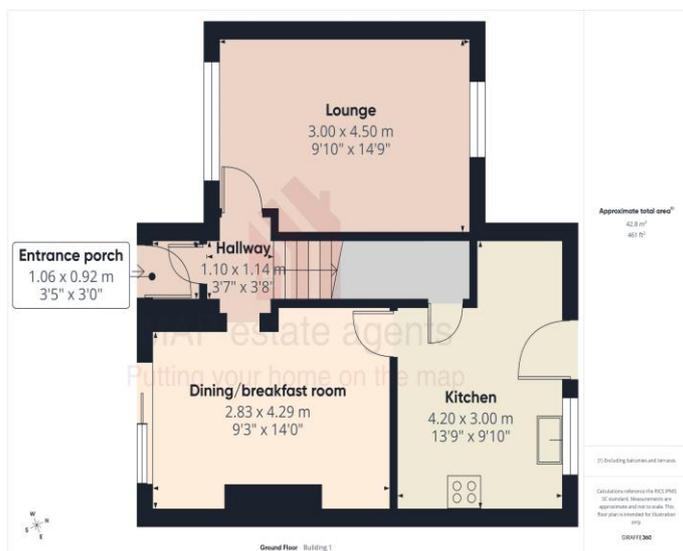


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Very well-presented family home
- Three bedrooms
- Lounge and separate dining/breakfast room
- Kitchen with hi-gloss units and integrated appliances
- First floor shower room
- uPVC double glazed windows and doors
- Gas fired central heating system
- Enclosed feature rear garden being ideal for socialising
- Detached double car port plus additional parking
- Short walking distance to the amenities of the city centre



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