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**City Road,
Truro**

Offers in Excess of £350,000
Freehold





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Property Introduction

Believed to have been originally built around circa 1910, this very well presented semi-detached family home is located in an ideal position for access to the many shops and amenities of the city centre.

Benefiting from uPVC double glazed windows and doors along with a gas fired central heating system, in recent years the property has been subject to extensive improvements which include a refitted kitchen plus the advantage of having a breakfast room extension and a new modern bathroom suite. As you would expect from a property of this period, there are a number of features which seamlessly combine with the more modern improvements making this a fine family home to enjoy. Accessed off the breakfast room are double glazed doors leading to a composite deck which leads onto a lawned garden as well as a useful timber outbuilding which could be utilised for a variety of uses.

Adjacent at the side of the property is off-road tandem parking for two/three vehicles.

Location

Truro is a popular city for both locals and visitors to enjoy and offers a good range of national as well as local independent stores plus an array of restaurants, cafes and it is also home to The Hall for Cornwall being located on the piazza. Nearby are the popular Victoria Gardens being a peaceful well kept recreational space to sit and relax as well as having an on-site tea shop.

Just on the outskirts of Truro is Boscawen Park, found at Malpas with good access to the river making it popular for kayakers and paddle boarders. A short walk from here takes you to the delightful village of Malpas which is home to the popular Heron Inn. Both north and south coasts are also within a reasonable travelling distance, the north being popular for surfing and enjoys some of the most spectacular views in Cornwall from the cliffs. The south coast is more sheltered and is popular for sailing.

ACCOMMODATION COMPRISES

uPVC double glazed entrance door opening to:-

ENTRANCE HALLWAY

Tiled floor. Stairs rising to first floor, radiator. Understairs walk-in storage cupboard.

CLOAKROOM

uPVC double glazed window. Wash hand basin and low flush WC. Tiled floor.

LIVING ROOM 15' 6" x 12' 8" (4.72m x 3.86m) max. measurements

uPVC double glazed window to front elevation. Radiator.

DINING ROOM 12' 4" x 11' 0" (3.76m x 3.35m) max. measurements

Double doors giving access to utility. Mock fireplace with attractive metal surround. Radiator.

KITCHEN 10' 9" x 7' 3" (3.27m x 2.21m) plus recesses

Re-fitted kitchen with a good range of base storage cupboards, three drawer storage unit, walled shelving and a range of work surfaces with a single sink unit and mixer tap. Integrated dishwasher, cooker with gas hob, tiled recess over and tiled floor. Step down giving access into:-

BREAKFAST ROOM/SUNROOM 11' 9" x 9' 0" (3.58m x 2.74m)

uPVC double glazed windows and doors to exterior and skylight windows. Radiator. Access to:-

UTILITY 9' 6" x 5' 5" (2.89m x 1.65m)

uPVC double glazed window. Single stainless steel sink unit with mixer tap. Plumbing for automatic washing, wall storage cupboard, base storage cupboard and skylight. Radiator.

FIRST FLOOR LANDING

uPVC double glazed window. Pine doors leading off to:-

BEDROOM ONE 12' 5" x 11' 2" (3.78m x 3.40m) max. measurements

uPVC double glazed window to front elevation. Feature Victorian fireplace. Radiator.

BEDROOM TWO 12' 6" x 11' (3.81m x 3.35m) max. measurements

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 8' 6" x 8' 5" (2.59m x 2.56m)

uPVC double glazed window to front elevation. Radiator.

BATHROOM

uPVC double glazed window. A refitted bathroom suite with claw footed double ended bath, close coupled WC, shower cubicle and pedestal wash hand basin with mirrored cabinet over. Storage cupboard, heated towel rail, part panelled walls. Two wall lights, shaver point and access to loft (which is partially boarded with access ladder and houses the boiler).

REAR GARDEN

The rear garden is enclosed and enjoys a great deal of privacy with a generous composite deck with steps leading down an extensive lawned garden with a variety of trees. In the garden is a useful:-

OUTBUILDING 14' 4" x 9' 2" (4.37m x 2.79m) plus door recesses

Suitable for a variety of uses and having power connected.

OUTSIDE FRONT

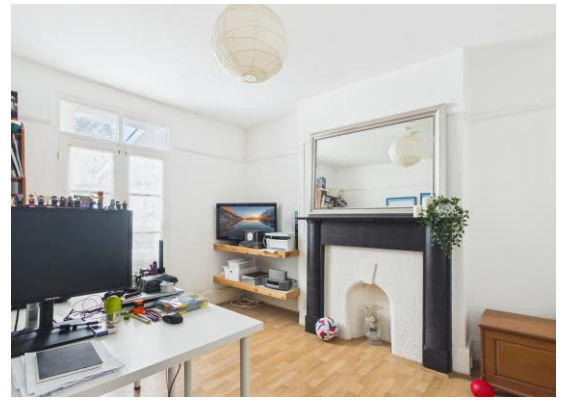
To the side of the property are tandem parking facilities for approximately two to three cars.

SERVICES

Mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTE

Proceeding along Charles Street, continue straight across leading into City Road where the property is located on the right hand side where a MAP For Sale board has been erected for identification purposes. If using What3words:- sheep.duck.hours

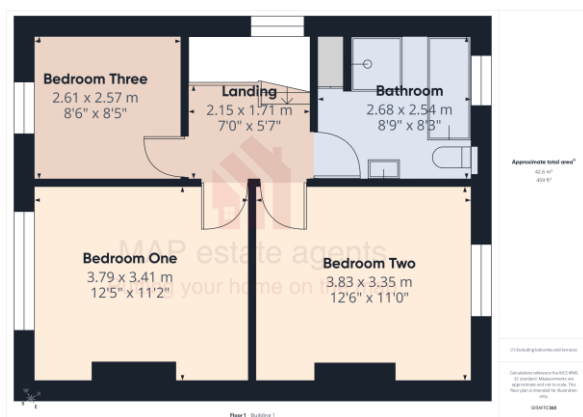
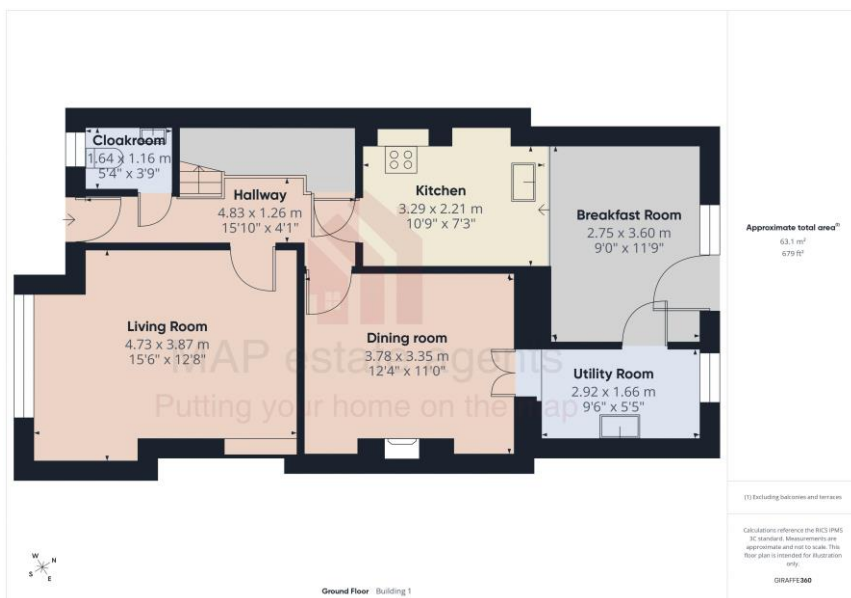


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		72	83
EU Directive 2002/91/EC			



MAP's top reasons to view this home

- Beautifully presented semi-detached family home
- Three bedrooms
- Generous sized lounge
- Refitted kitchen and breakfast room extension
- Dining room
- Large modern bathroom suite
- Gas fired central heating and double glazing
- Enclosed rear garden with deck and useful outbuilding
- Off-road tandem parking for several vehicles
- Ideal for city centre amenities



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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