



73 Chellev Road, Truro, TR1 1LR
Offers in excess of £200,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Mid-terraced 3 bedroom house
- Project opportunity
- Large living room, separate kitchen/diner
- Good sized level garden
- Driveway parking & single garage
- Woodland outlook to rear
- No onward chain
- Video tour available

Outlook to rear
from first floor





The Property

Available for the first time since it was built in circa 1980 this is a fantastic project opportunity for those ready to make something their own!

The accommodation comprises an entrance porch with useful WC and a good sized entrance hall providing understairs storage and access to the downstairs rooms. The kitchen is a nice size with space for a dining table and large window to front aspect. To the rear of the house is a great sized living room with large window overlooking the garden as well as a very useful rear porch with door opening to the garden. Upstairs a landing provides access to the sleeping accommodation as well as a storage cupboard. There are two double bedrooms and a single as well as a family bathroom.

The property benefits from double glazing and has a lovely green outlook to the rear over Glastenian Woods. The house has been maintained and cared for over the near 50 years of ownership but now requires modernisation - offering an affordable way of purchasing and making something your own – how exciting!

Outside the rear garden is a good size and level mainly laid with lawn, planted beds and a patio seating area as well as a timber summer house, there is also the benefit of a gate to the rear. To the front of the house there is driveway parking for two cars and a single garage with up and over door. Steps lead down from this area to a front courtyard and door to the house.

Priced according to the work required we truly believe this is a brilliant buy and would particularly suit first time buyers looking to buy something you can grow into and call home for years to come. Available with no onward chain and recommended.

Bedroom 1



Bedroom 2



Bedroom 3



The Location

Chelley Road is a residential estate located on the Eastern side of Truro. This is peaceful and practical living with lovely woodland surroundings to the rear whilst being around a mile, or a 10/15 minute walk, to the city centre. This position is particularly convenient for Penair Secondary School and Tregolls Academy primary school, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading East towards Pencalenick, St Clements and Malpas along the Truro and Tresillian River. Heading out of town North/West you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby including a small minibus service regularly running from the road into town and back. To the North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few.

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

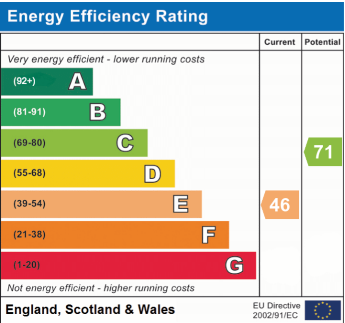
Council Authority: Cornwall

Council Tax Band: C

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

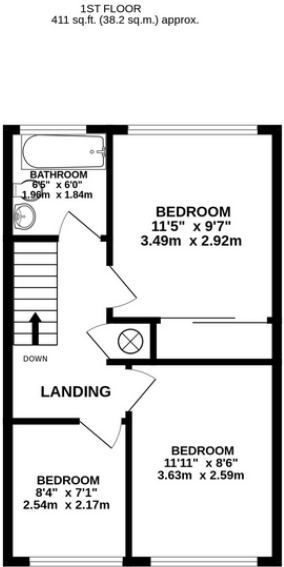
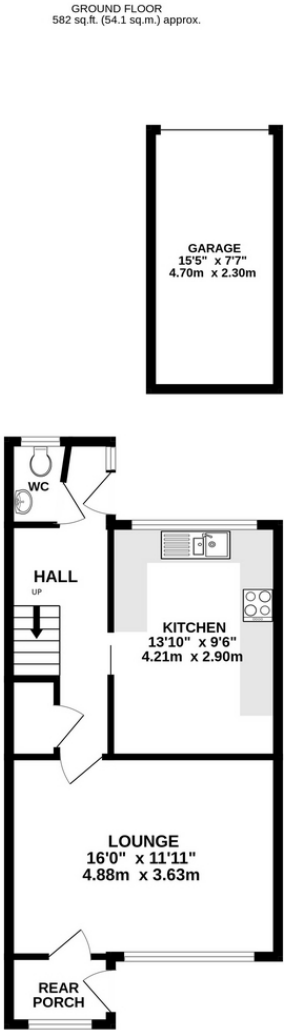
Mobile Signal: Best networks O2 & Vodafone – (good outdoor & variable indoor)

Broadband: Superfast available. Max Download 76Mbps. Max Upload 20Mbps.



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.

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TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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