



goundrys
SALES

Enys Road, Truro

Truro

£250,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Description

Found within a sought after location and walking distance to Truro City Centre is this 2 Double Bedroom end of Terrace Bungalow offered to the market with No onward chain. The accommodation on offer consists of the entrance door opening into the welcoming hallway with doors leading to the following accommodation: The living room is of a good size with double glazed window to the front elevation over looking the front garden. The kitchen/breakfast room is light and airy being fitted with a range of wall and base units having space for the cooker, fridge/freezer and washing machine. The 2 Double Bedrooms are of a good size both having built in wardrobes. The shower room is fitted with a white suite. To the outside of the property there is a pathway leading to the front entrance door with a lawned area plus an off road parking space. A gate opens into the side garden being laid to lawn with an attractive flower and shrub boarder. To the rear of the property there is a good size patio area, ideal for alfresco dining. Steps lead to the rear garden being laid to lawn having a variety of shrubs and flowers within the boarder. There is a pathway that leads to the rear of the garden with a gate opening onto the drive which in turn leads to the single garage having an up and over door with power and light. There is potential to extend to the side of the property, subject to any planning permission's. This lovely property is warmed by Gas Central Heating with Double Glazing.

Location

Found on the Western side of Truro City being approximately a 10 minute walk into the City Centre. This lovely part of Truro is a desirable area being close to Victoria Gardens, Hendra Park and St George's Church. Nearby local schools are St Mary's primary school and secondary schools being Penair and Richard Lander. Truro city centre itself has a wide range of amenities which include shops, schools, restaurants and bars, as well as being the home for the Hall For Cornwall. Conveniently positioned for The Royal Cornwall Hospital along with Truro College.

Material Facts Breakdown

Tenure: Freehold

Council Tax Band: B (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Gas

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: C Valid until 30th October 2035





Broadband: Ultra fast 1800 Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Limited/Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)

Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Legal Notices

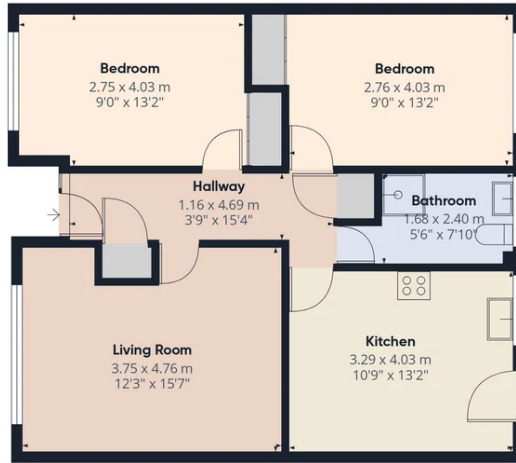
Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

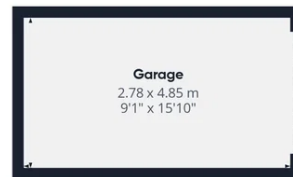
Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion





Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 79.9 m²
 860 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
 3C standard. Measurements are
 approximate and not to scale. This
 floor plan is intended for illustration
 only.

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Truro Sales

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