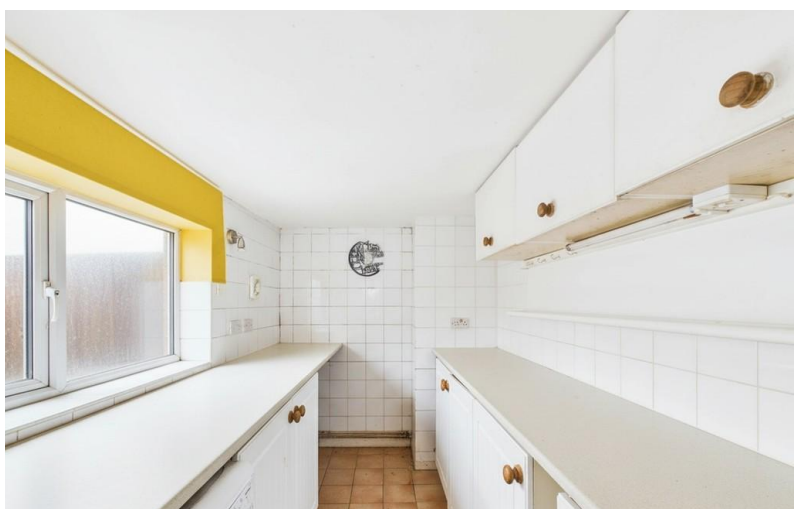


**FOR SALE**



## Truro

Two bedroom mid terrace cottage, close to the city and with views of the Cathedral.

**£249,950**



- Close to Truro City Centre
- Two Bedroom Cottage
- Garage
- No Chain
- In Need Of Some Updating
- EPC - D
- Double Glazed

**PROPERTY DESCRIPTION**

A chain free period cottage tucked away in a small terrace which commands stunning views over Truro Cathedral. The property benefits from two double bedrooms, some original period features, a pleasant front garden and a garage. Situated away from the hustle and bustle yet is conveniently positioned for access to the city centre and amenities. In brief the accommodation comprises, living room which is open to the dining room, kitchen, utility/porch, two first floor double bedrooms along with a bathroom. To the front is an attractive garden and a garage.

The property does now require some updating and gives the new owner an opportunity to put their stamp on it.

**ENTRANCE PORCH 2' 11" x 2' 10" (0.90m x 0.87m)**

Door leading to internal entrance porch with further internal door to hallway.

**HALLWAY 11' 3" x 2' 11" (3.43m x 0.89m)**

Door leading to living/dining room. Stairs rise to the first floor.

**LIVING / DINING ROOM 21' 1" x 10' 2" (6.44m x 3.10m)**

The property has a large open plan living space with ample room for both living and dining. Double glazed windows to both front and back. Fireplace (untested).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Small area of under stairs storage. Door leading to kitchen.

**KITCHEN 11' 8" x 5' 8" (3.57m x 1.73m)**

The kitchen is fitted to two sides with a range of under counter units with worktops above. Space for freestanding oven, Space and plumbing for washing machine. Window to side aspect which overlooks the rear courtyard. Door leading to rear courtyard.

**LANDING 2' 10" x 4' 5" (0.88m x 1.35m)**

Stairs rise from the ground floor to the landing. Doors to all rooms. Loft hatch.

**BEDROOM 1 11' 4" x 13' 6" (3.46m x 4.14m)**

A generous double room with window to front aspect which enjoys the best view across Truro to the Cathedral and beyond. Corner fitted wardrobe. Built in cupboard.

**BEDROOM 2 8' 10" x 9' 3" (2.70m x 2.83m)**

The second bedroom, while smaller, is still a good size and enjoys the light from the rear of the property. Window to rear aspect. Airing cupboard providing valuable storage.



**BATHROOM 9' 7" x 5' 10" (2.93m x 1.78m)**

The bathroom is fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Opaque window to side aspect. Tiled walls. Storage cupboard.

**GARAGE 13' 5" x 6' 10" (4.09m x 2.10m)**

At the bottom of the garden there is a garage. Currently used for storage, it could accommodate a small car.

**GARDEN AND COURTYARD**

At the front of the property is a cottage garden, mainly laid to lawn and boarded by shrubs with a large hedge to one side. At the rear there is a small enclosed courtyard area with gate leading to Prospect Place at the rear. Some on street parking is available on the road.





## Martin & Co Truro

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