



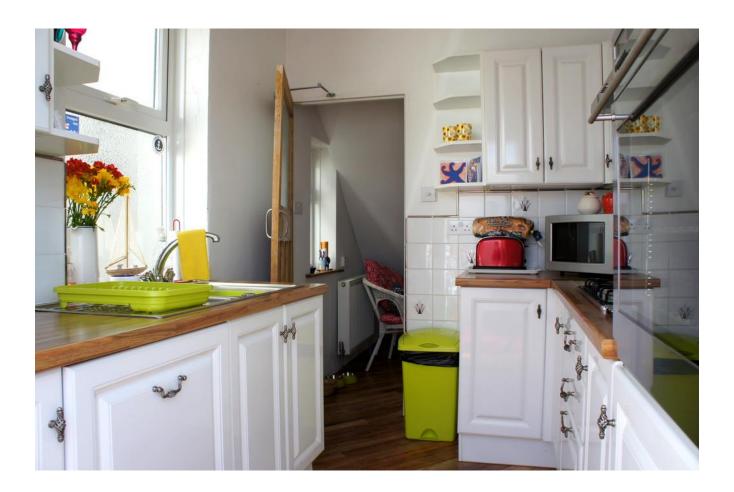


Truro

3 Bedroom semi-detached house in sought after location close to hospital

£360,000





- Three double bedrooms
- Ideal for hospital
- Ample parking
- Ideal investment opportunity
- Garden to rear
- EPC D

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	В		-
69-80	С		79 C
55-68	D	56 D	
39-54	E		
21-38			
1-20		G	

PROPERTY DESCRIPTION

This three bedroom, semi-detached house is located in a popular area which is ideal for the hospital and college. Spacious living room and dining room on the ground floor. With two double bedrooms on the first floor and a third double as an ensuite loft room. Great investment opportunity as it is currently tenanted and has a long history of a strong rental yield.

HALLWAY 7' 2" x 15' 1" (2.203m x 4.614m)

Generous entrance hallway with ample space for outdoor wear. The hall leads onto the living room, dining room and kitchen. With stairs leading to the first floor.

LIVING/DINING ROOM 10' 7" x 23' 8" (3.236m x 7.232m)

A spacious open plan living and dining room with a bright and airy feel thanks to a large bay window to the front aspect and French doors into the sun room to the rear. Ample space for living room furniture and a large dining room table and chairs thereafter.

SUN ROOM 19' 3" x 6' 4" (5.871m x 1.938m)

A full width of the property, this sun room is an ideal space to relax indoors and currently doubles up as a utility space to one side. Internally leads into both the kitchen and dining room, and has access out into the rear garden.





KITCHEN 7' 2" x 8' 10" (2.186m x 2.694m)

oven and hob with a window to the side aspect.

LANDING

Leading onto the first two bedrooms, family shower storage. room and study/inner hallway.

SHOWER ROOM 7' 0" x 6' 0" (2.150m x 1.845m) 2.802m x 3.685m)

Comprising of a large shower, wash hand basin and Making great use of the loft space, this has been W/C. Window to the rear aspect.

BEDROOM 1 11' 9" x 11' 9" (3.582m x 3.602m)

A large double bedroom with plenty of space for a ENSUITE double bed and additional bedroom furniture. With a The ensuite comprises of a bath with shower over, large bay to the front aspect, this room benefits from wash hand basin and W/C. plenty of natural light.

BEDROOM 2 11' 7" x 12' 2" (3.545m x 3.716m)

rear aspect.

STUDY/INNER HALL 7' 1" x 7' 7" (2.161m x

With a range of above and below cupboards, integrated 2.336m) What was formerly the third bedroom, has now converted into a stairway to the loft room. Even with the stairs, this room still has plenty of space to be either a study/home office area or additional wardrobes for

13' 4" x 12' 1" (4.081m narrows to Bedroom 3

converted into a third double bedroom with eaves storage and an ensuite shower room.

OUTSIDE

To the front of the property there is off street parking for The second bedroom is another generous double, with several cars. The rear of the property has a south ample space for bedroom furniture and a window to the facing garden laid to lawn, with outhouses for convenient additional storage.







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