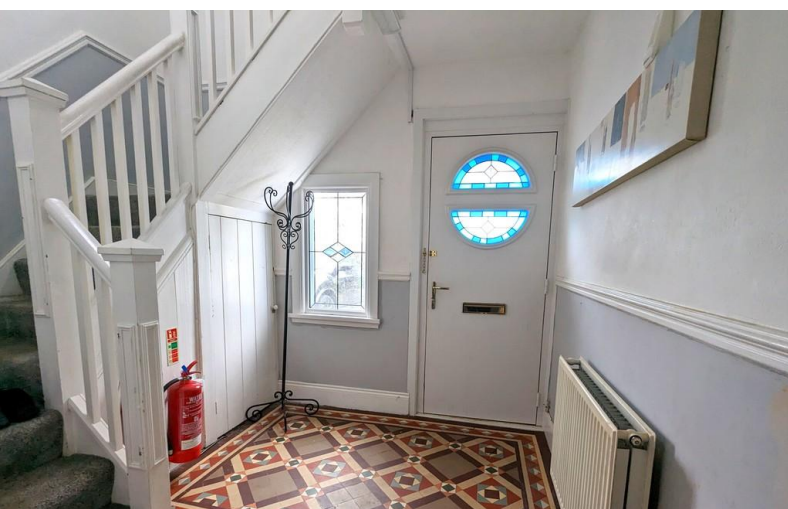


**FOR SALE**



## Truro

5 Bedrooms, 2 Bathroom, Semi detached house. Ideal investment opportunity or family home.

**£310,000**

**MARTIN&CO**



### PROPERTY DESCRIPTION

This spacious five bedroom semi detached property would make an ideal investment opportunity or large family home. The property is in a sought after location being only a short walk from the hospital and the college and really sets itself apart from other properties on the road. On the ground floor there is a welcoming entrance hall, two large double bedrooms (one with ensuite) plus a large open plan kitchen / living room at the rear of the property that overlooks the garden. There is also a small utility space with WC. On the first floor there are three further bedrooms and a modern bathroom. Ample off road parking for several cars. Garage. Gardens to rear. Offered with no forward chain.

- Great investment opportunity
- Ideal for the hospital and college
- Five bedrooms
- Ensuite plus main bathroom
- Large kitchen / breakfast room
- Ample off road parking
- Garage

### ENTRANCE HALL

With doors to principle rooms and stairs rising to first floor. Tiled floor.

### GROUND FLOOR BEDROOM 1

**16' 0" x 10' 3" (4.882m x 3.127m)**

Originally the living room of the property, the ground floor room is a large double bedroom and enjoys the bay window to the front aspect. Hearth and surround (fireplace untested).

### GROUND FLOOR BEDROOM 2

**12' 3" x 7' 6" (3.735m x 2.308m)**

Double bedroom with window to side aspect. This bedroom has its own ensuite shower room.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





### ENSUITE

The ensuite shower room has recently be updated and is well presented. WC, wash hand basin and enclosed shower cubicle.

### KITCHEN/DINER

**12' 3" x 12' 3" (3.755m x 3.740m)**

Large open plan space at the rear of the property that is fitted to two sides with a range of above and below counter units with wooden worktops above. Stainless steel sink and drainer. Integrated oven and hob. Breakfast bar. Open plan to sunroom

### SUN ROOM 6' 5" x 15' 4" (1.981m x 4.685m)

Currently used a the main living space, the sun room is open plan to the kitchen. Wooden floor. UPVC windows and door leading to rear garden. Door leading to utility room

### UTILITY ROOM

The utility room has space and plumbing for the washing machine and houses the wall hung gas boiler. There is a WC and wash hand basin. Door leading to side of the property.

### LANDING

Stairs rise from the ground floor. Doors to all rooms. Window to front aspect.



### BEDROOM 3 14' 1" x 10' 2" (4.308m x 3.114m)

Large double bedroom with window to front aspect.

### BEDROOM 4 12' 7" x 10' 0" (3.847m x 3.058m)

Large double bedroom with window to rear aspect.

### BEDROOM 5 11' 0" x 9' 11" (3.360m x 3.038m)

Large double bedroom with window to rear aspect.

### SHOWER ROOM

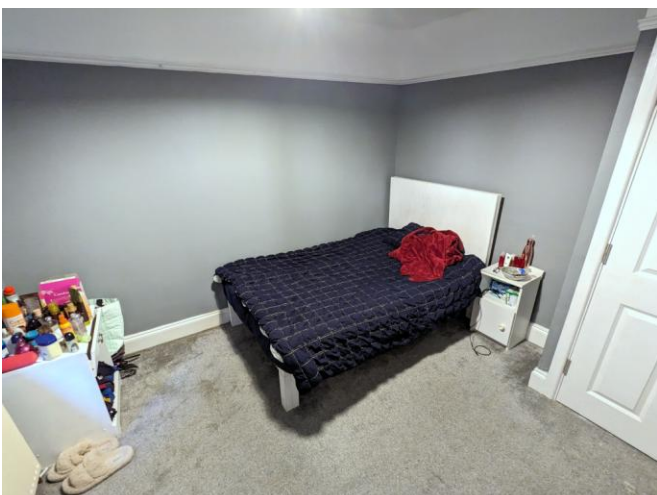
The shower room is modern, being recently updated and comprises of a WC, wash hand basin and enclosed shower cubicle. Opaque window to side aspect.

### GARAGE 25' 7" x 7' 11" (7.807m x 2.426m)

The garage is set back from the property to the right side. Semi detached garage.

### GARDEN

At the front of the property there is off road parking for several vehicles. At the rear there is a generous garden, mostly laid to patio with a small area of lawn, all boarded by an array of shrubs, trees and plants.





## Martin & Co Truro

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