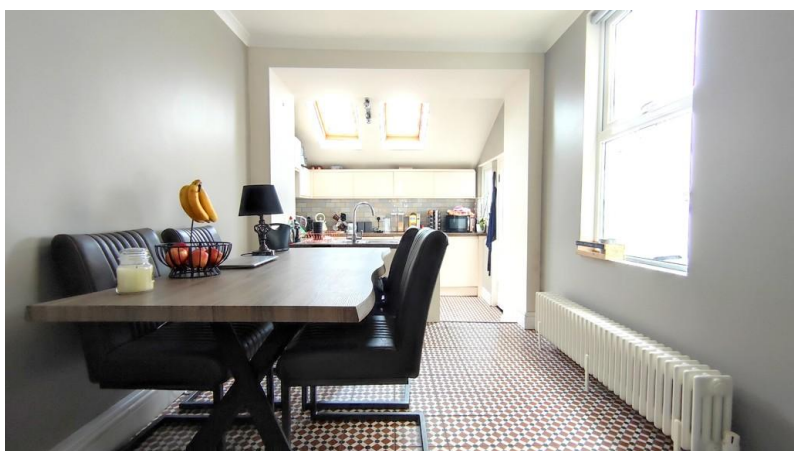


FOR SALE



Truro

Three bedroom family home in sought after location close to the city centre

£345,000

MARTIN&CO



- Three bedroom family home
- City location being close to local amenities
- Great for local schools
- Large open plan kitchen/breakfast room to rear
- Two receptions
- Permit parking
- EPC - D

PROPERTY DESCRIPTION

This three-bedroom family home features versatile living space, plenty of charm and character plus the ever desirable extended kitchen breakfast room providing a real usable family space. The property has been updated by the current owners, seamlessly blending modern design with timeless charm. This house boasts character-rich elements such as an open fireplace and hardwood floors, two reception rooms, and a spacious and well presented bathroom. The enclosed garden enhances the appeal of this property, with the location being highlight sought after, only a short walk from the city centre. To be sold with no forward chain.

ENTRANCE PORCH

HALLWAY

Tiled floor with doors leading to all principle rooms. Stairs leading to first floor. Door leading to WC.

LIVING ROOM 11' 6" x 12' 8" (3.507m x 3.870m)

A cosy living room welcomes you to this property with the focal point being the feature fire place and surround. Large window to front aspect makes the room light and bright with the added benefit of shutters for privacy when needed. Wooden floors.

DINING ROOM 11' 7" x 10' 8" (3.550m x 3.264m)

A second reception room or formal dining space, this rooms offers a variety of options from home office to hobby room. Doors lead to the rear porch.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



REAR PORCH 3' 10" x 7' 5" (1.192m x 2.266m)

Plenty of potential here to make more of this space or simply as a quiet space to sit and read a book.

BEDROOM 3 8' 4" x 5' 11" (2.552m x 1.806m)

Large single room and ideal children's bedroom with window to front aspect.

KITCHEN/BREAKFAST ROOM 18' 1" x 8' 1" (5.535m x 2.473m)

The real heart of this home is the impressive open plan kitchen breakfast room at the rear of the property. The property has been extended to make the most of this space with kitchen units fitted to one end, a tiled floor running throughout and ample space for a large family dining table. Velux windows provide plenty of natural light and door leads to the rear garden.

BATHROOM 9' 9" x 8' 2" (2.989m x 2.500m)

Impressively spacious for a bathroom and is fitted with a white suite comprising WC, wash hand basin, enclosed double shower cubicle and freestanding bath. Window to side aspect. Large airing cupboard which also houses the recently fitted gas central heating boiler (March 2023).

LANDING

Stairs rise from the ground floor to the first floor landing which leads to the bathroom at the rear plus the bedrooms to the front of the property. There is also a hallway cupboard.

REAR GARDEN

The rear garden has a small area of patio with the remaining space mostly laid to grass boarded by shrubs and plants.

BEDROOM 1 11' 7" x 10' 2" (3.543m x 3.111m)

Double bedroom with window to front aspect

BEDROOM 2 11' 7" x 10' 9" (3.556m x 3.292m)

Double bedroom with window to rear aspect





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