



- No Onward Chain
- Two Double Bedrooms
- Off Road Parking
- Gas Fired Heating

1 St. Clements Terrace, Truro, TR1 1HN

£220,000

Offered onto the market with no onward chain and boasting stunning Cathedral views, this spacious cottage has double glazing, gas fired heating and also has parking for one vehicle. The accommodation briefly comprises: Living room, with feature fireplace, dining room, modern fitted kitchen with integrated appliances, refurbished bathroom suite. To the first floor are the two double bed rooms. Externally the property has parking for one vehicle and a rear enclosed vestibule area with gated access to the rear. The perfect location for those working in Truro city centre, being within a short distance of all the amenities the city has to offer.



Property Description

DESCRIPTION

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LOCATION

St. Clements Terrace is a short distance from Archbishop Benson Junior school and Penair Secondary school and is also within close proximity to Truro city centre with its extensive range of shops, restaurants, bars, and a mainline railway station.

LIVING ROOM

13' 0" x 11' 11" (3.98m x 3.64m) Double glazed window to front and side elevations, radiator, open fireplace, dimmer switch.

DINING ROOM

12' 2" x 11' 4" (3.71m x 3.46m) Double glazed window, radiator, stairs to first floor.

KITCHEN

7' 10" x 6' 7" (2.41m x 2.01m) Fitted with a range of white fronted base and wall units, integrated appliances which include gas hob with extractor, electric oven, worktop incorporating stainless steel sink unit.

INNER HALL

Door to rear vestibule, door to bathroom.





BATHROOM

7' 10" x 4' 11" (2.40m x 1.50m) Refurbished bathroom suite comprising: Panel bath with screen, low level w/c, chrome heated towel rail, pedestal wash hand basin.

FIRST FLOOR LANDING

BEDROOM

13' 9" x 12' 10" (4.20m x 3.92m) Two double glazed windows, Cathedral view, recess lighting, radiator, loft access.

BEDROOM

11' 6" x 9' 6" (3.53m x 2.90m) Double glazed window, radiator, cupboard housing gas boiler, loft access.

PARKING

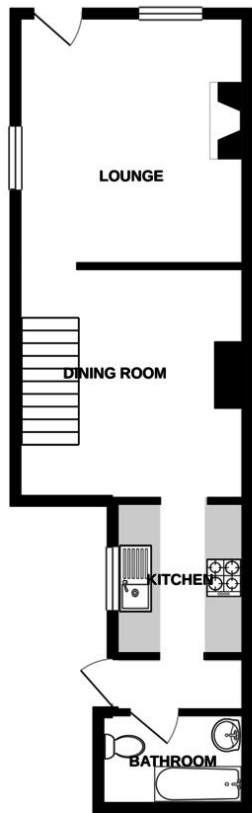
Parking space for one vehicle.

REAR VESTIBULE

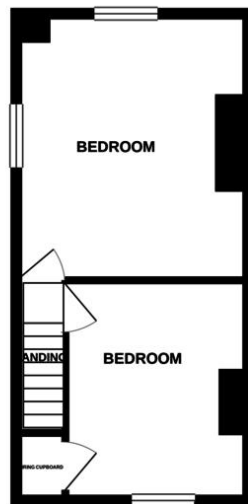
Enclosed area with doorway and steps leading to rear gated access.



GROUND FLOOR
416 sq. ft. (38.7 sq. m.) approx.



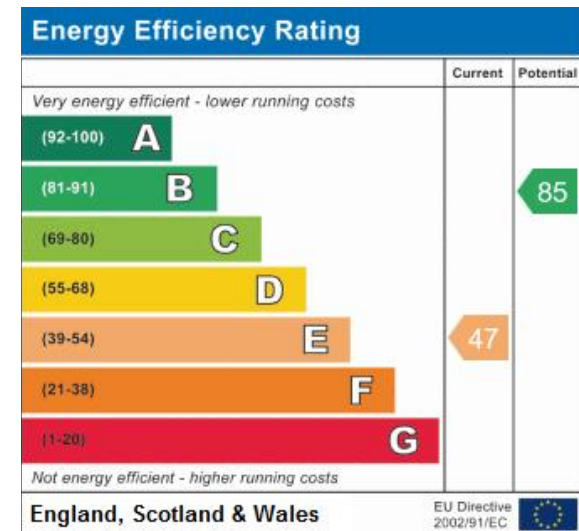
1ST FLOOR
302 sq. ft. (28.1 sq. m.) approx.



TOTAL FLOOR AREA : 718 sq. ft. (66.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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