



- Two Bedrooms
- End Terrace House
- Gas Fired Heating
- South Facing Garden

6 Gwarak An Warak, Truro, TR1 2FP

£220,000

This Immaculate end terraced house with an enclosed south facing garden & parking for two vehicles. Ideally located for Truro City and Royal Cornwall hospital, the internal accommodation briefly comprises: Entrance hallway, open plan living/kitchen area with modern high gloss white units, breakfast bar area, integrated appliances which include, gas hob, electric oven, French doors opening to the rear garden, cloakroom, built in under stairs storage. To the first floor are the two bedrooms with countryside views from the rear elevation, bathroom suite with panel bath and electric shower. The rear garden is south facing and there are two parking spaces.



Property Description

DESCRIPTION

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To the first floor are the two bedrooms with countryside views from the rear elevation, bathroom suite with panel bath and electric shower. Externally the property has gated access to the rear garden which has been landscaped to provide a paved seating area, lawn enclosed with fencing and two parking spaces.

LOCATION

The property is within short motoring distance from Sainsbury's superstore as well as being within close proximity to junior and secondary schools. Truro city centre itself has a wide range of amenities which include restaurants, bars and shops and also has a mainline railway station connecting to London Paddington.

ENTRANCE HALL

Stairs to first floor, radiator,

KITCHEN/LIVING AREA

22' 2" x 12' 1" (6.76m x 3.69m) Fitted with a range of white high gloss base and wall units, work top incorporating sink unit, gas hob with hood above and electric oven, cupboard housing gas boiler, breakfast bar, under stairs storage, tv point, doors opening to the rear garden.

CLOAKROOM

Low level w/c, wash hand basin, extractor.





BEDROOM

12' 0" x 7' 9" (3.68m x 2.38m) Double glazed window with far reaching viewings, radiator, TV point.

BEDROOM

12' 1" x 7' 9" (3.69m x 2.37m) Measured into recess, Double glazed window to front elevation, built in storage cupboard, TV point.

BATHROOM

6' 0" x 5' 6" (1.83m x 1.69m) Panelled bath with electric shower and screen, low level w/c, pedestal wash hand basin, radiator, obscure double glazed window to side elevation.



PARKING

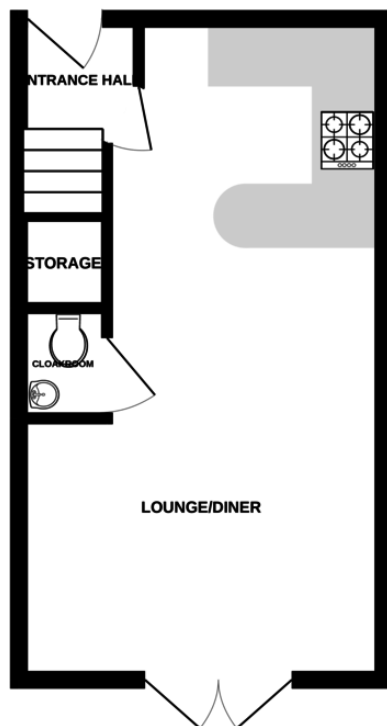
Allocated parking for two cars.

GARDENS

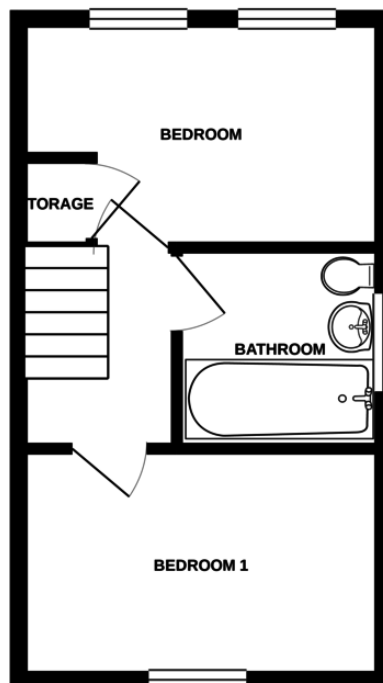
The rear garden is south facing and enclosed by timber fencing with paved seating area and side gated access.



GROUND FLOOR
271 sq. ft. (25.1 sq. m.) approx.



1ST FLOOR
271 sq. ft. (25.1 sq. m.) approx.



TOTAL FLOOR AREA : 541 sq. ft. (50.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements