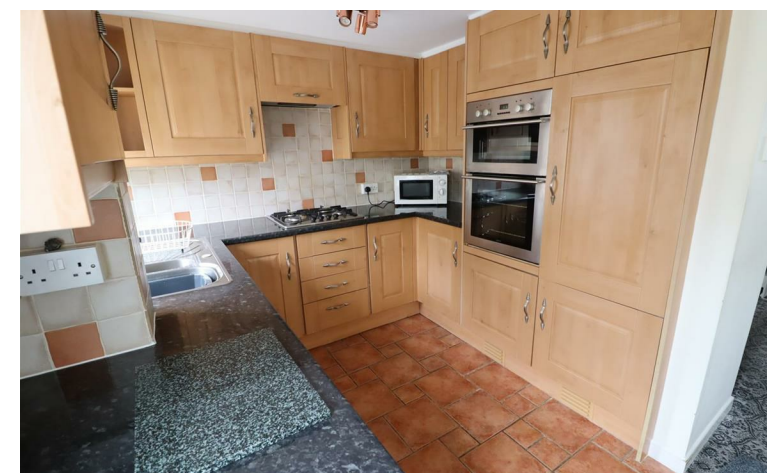


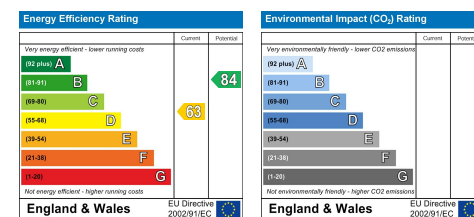
## JOHN STREET, TRURO



### KEY FEATURES

- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Courtyard
- City Centre Location
- No Chain

### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

### 6 JOHN STREET, TRURO, TR1 3JF MIDDLE TERRACED CITY HOUSE

Situated on the western side of the city within a short, level walk of the city centre. Well proportioned three bedroom accommodation which is double glazed and gas centrally heated throughout. Entrance hall, sitting room, dining room and kitchen to the ground floor with three bedrooms and a large bathroom to the first floor. Large enclosed rear courtyard. Sold with no chain. EPC - TBC

GUIDE PRICE £225,000



## GENERAL COMMENTS

6 John Street is a middle terraced house situated on the western side of the city within a short, level walk of the city centre and its excellent facilities.

The property offers well proportioned three bedroom accommodation which is double glazed and gas centrally heated throughout.

In all the accommodation comprises; entrance hall, sitting room, dining room and kitchen to the ground floor with three bedrooms and a large bathroom to the first floor. At the rear is a large enclosed courtyard. Sold with vacant possession and no onward chain.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE HALL

Stairs to first floor with understairs cupboard. Electric radiator and obscured half glazed door to front.

## SITTING ROOM

12'8" x 12'6" (3.86m x 3.81m)

Window to front with deep sill, radiator, t.v. point and open fireplace with brick surround. Step up and door into:-

## DINING ROOM

12'2" x 8'7" plus 8' x 6'4" (3.71m x 2.62m plus 2.44m x 1.93m)

Window to rear, radiator, step down and door into sitting room. Open plan to the:-

## KITCHEN

11'2" x 7' max (3.40m x 2.13m max)

Fitted with a range of matching base and eye level units and drawers with worktops over, tiled splashbacks and one and a half bowl stainless steel sink and drainer inset. Integral fridge at eye level, eye level electric oven and grill with four ring gas hob. Space and plumbing for washing machine. Window and part obscured glazed door to rear.

## FIRST FLOOR

Landing with loft access, deep shelved linen cupboard and airing cupboard with shelving and housing British Gas central heating boiler.

## BEDROOM ONE

13'5" x 10' max (4.09m x 3.05m max)

Window to front, radiator and telephone point.

## BEDROOM TWO

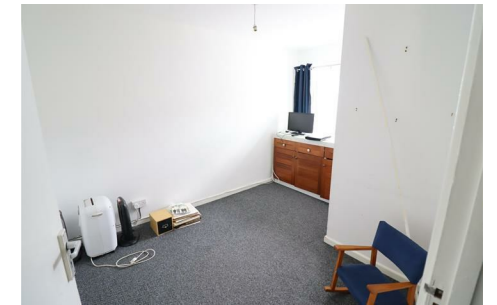
12' x 8'7" (narrowing to 5'5") (3.66m x 2.62m (narrowing to 1.65m))

Window to rear and radiator.

## BEDROOM THREE

10'1" (narrowing to 6'9") x 7'9" (narrowing to 4'9" (3.07m (narrowing to 2.06m) x 2.36m (narrowing to 1)

Window to front and radiator.



## BATHROOM

A fully tiled room fitted with a white suite comprising panel bath, low level w.c., wash hand basin and corner shower cubicle. Two obscured windows to rear, electric towel rail and electric fan heater.

## OUTSIDE

To the rear is a large enclosed paved courtyard with aluminium garden shed. Cold water tap.

## PLEASE NOTE

This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. Please refer to the agent before viewing if you feel this may affect your buying decision.

## SERVICES

Mains water, electricity, gas and drainage.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

From Truro city centre proceed from Victoria Square along River Street continuing into Frances Street and then St Georges Road. Take the first left hand turning along St Georges Road into John Street and number 6 can be found after a short distance on the left hand side.

