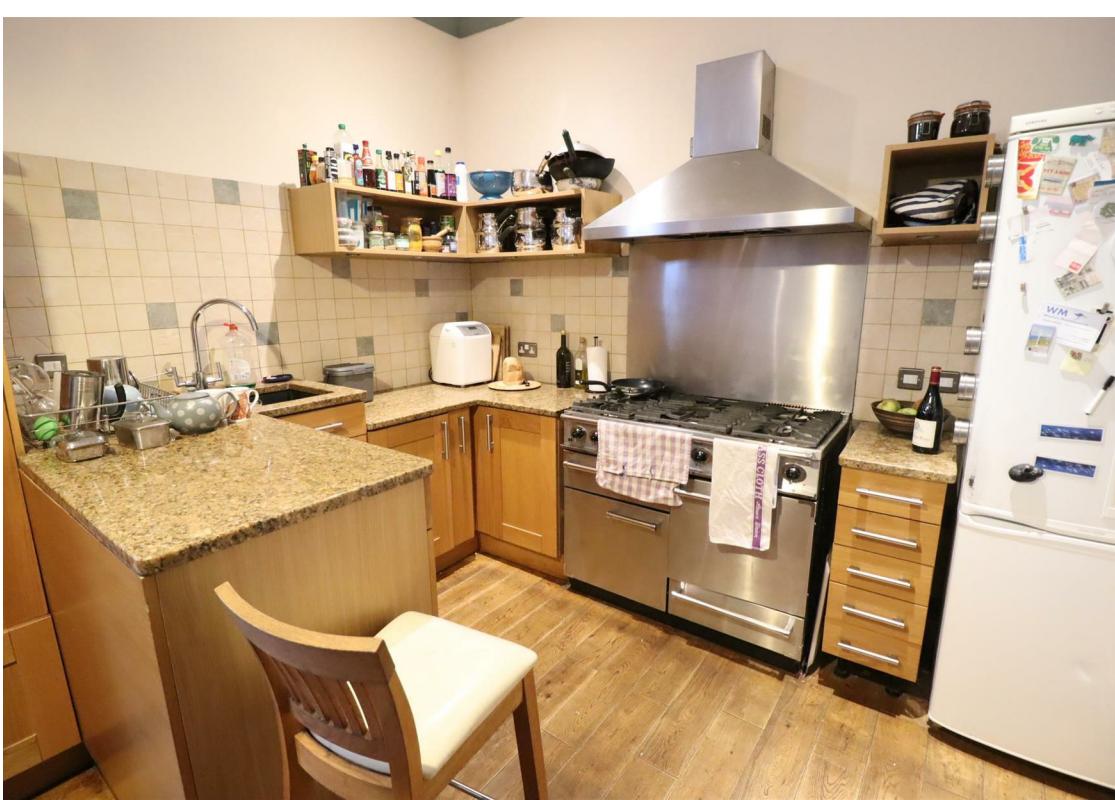




2 THE PARADE  
TRURO,  
CORNWALL TR1 1QE

*Philip Martin*  
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# 2 THE PARADE

TRURO,  
CORNWALL TR1 1QE

SUBSTANTIAL MIDDLE TERRACED TOWNHOUSE  
WITH ANNEXE POTENTIAL

Situated along one of Truro's most sought after terraces with the benefit of a single garage, potential for a self contained annexe and sold with no onward chain. Full of genuine character and Grade II Listed.

GUIDE PRICE £495,000

*Philip Martin*

PHILIP MARTIN

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#### GENERAL COMMENTS & REMARKS

The houses within The Parade started to be built during the 1830's and whilst all are indicative of the Georgian period and similarly styled, every house is of an individual nature. The property still retains a remarkable level of period detail including well proportioned rooms with high ceilings, intricate cornice ceilings and splendid staircase all of which will be of particular appeal to those wanting an interesting period house, a few minutes walking distance from the shopping centre. The sitting room is a fabulous well proportioned room with intricate cornice ceilings and open fireplace. The property also offers huge potential for a self contained two storey annexe within the accommodation at the rear of the property, ideal for teenagers, dependent relatives or even for rental purposes.

#### THE PROPERTY

The entrance hall opens to the main stairwell with gorgeous turning staircase and stunning overhead light well. To the ground floor there is the sitting room with two sash windows and fireplace, kitchen/dining room as well as access to the rear of the property where there is a ground floor bedroom and shower room and back staircase to the study/bedroom or potential living room and kitchen if a potential buyer is looking for an annexe.

The main stairs open to the landing with access to the attic room. There are three bedrooms and bathroom.

#### 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):

#### HALL



#### SITTING ROOM

6m x 3.83m (19'8" x 12'6")

A wonderful room with two sash windows to the front, under stairs cupboard and open fire place.

#### KITCHEN/DINING ROOM

5.47m x 3.30m (17'11" x 10'9")

A well appointed kitchen with fitted units and breakfast bar.

Dining space with feature fireplace with wood burning stove. Under stairs cupboard.

#### REAR HALL

With stairs to first floor rear and doors to ground floor bedroom and shower room.

#### BEDROOM

3.7m x 3.22m (12'1" x 10'6")

Door and window opening to courtyard. Door to boiler room.

*Philip Martin*



#### BOILER ROOM

2.3m x 1.73m (7'6" x 5'8")

#### SHOWER ROOM

2.17m x 2.03m (7'1" x 6'7")

Fitted with a white suite inc. w.c., wash hand basin and corner shower.

#### FIRST FLOOR

Main landing with stunning sky light, storage space for books etc. Access to loft room.

#### BEDROOM 1

4.13m x 3.92m (13'6" x 12'10")

Window to front.

#### BEDROOM 2

3.66m x 3.30m (12'0" x 10'9")

Window to rear.

#### SHOWER ROOM

Shower, w.c. and wash hand basin.

#### BEDROOM 3

3.92m x 2.82m (12'10" x 9'3")

Window to front.

#### BATHROOM

3.30m x 2.82m (10'9" x 9'3")

White suite with bath, w.c., wash hand basin and corner shower. Window to rear.

#### FIRST FLOOR - REAR STAIRCASE

Window over looking the courtyard.

#### BEDROOM/STUDY

4.46m x 2.95m (14'7" x 9'8")

#### WORKROOM/OFFICE

3.04m x 2.02m (9'11" x 6'7")

Windows to rear.

#### OUTSIDE

The front of the property is stunning, a path leads

up through the garden to the patio and then to the veranda. There is a small courtyard to the rear with two useful stores and access on to the rear lane.

#### GARAGE

The garage is located a short walk away at Waterloo. The single garage has a metal up and over door.

There is a second garage which is available via separate negotiation.

#### SERVICES

Mains gas, water, drainage and electric.

#### 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.

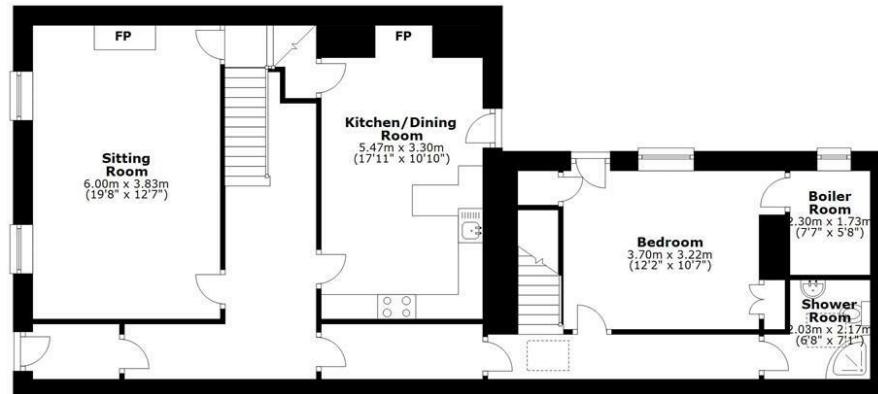
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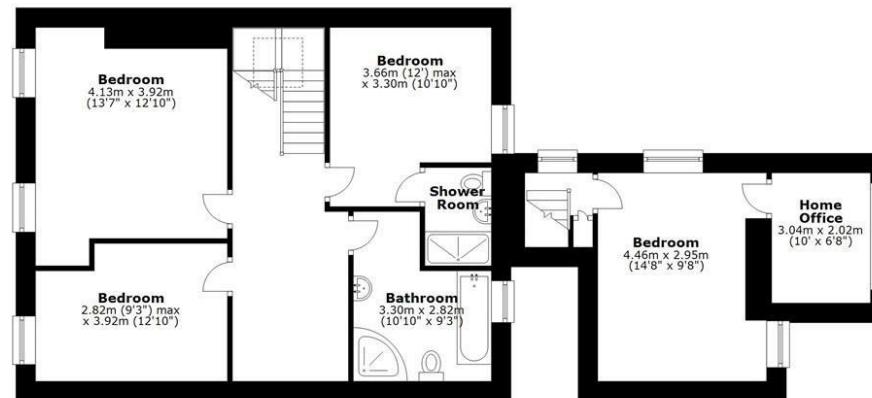
#### DIRECTIONS

The Parade is accessed from Malpas Road which in itself is a direct exit from Trafalgar roundabout and signposted Malpas. After leaving the roundabout the service lane leading into The Parade is the first lane on the left hand side. Proceed along the lane and no. 2 can be clearly identified on the right hand side.

**Ground Floor**  
Approx. 112.5 sq. metres (1211.0 sq. feet)



**First Floor**  
Approx. 91.2 sq. metres (981.6 sq. feet)



Total area: approx. 203.7 sq. metres (2192.6 sq. feet)

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 misstatement. 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.

Plan produced using Planup.

**2 The Parade, Truro**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

68  
50

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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