



- No Onward Chain
- Three Bedrooms
- New Bathroom and Kitchen
- Gas Fired Heating

9 Tresawls Road, Truro, TR1 3LF

£279,000

Offered onto the market with no onward chain this three bedroomed semi-detached house has been the subject of updating and modernisation and now boasts a refurbished kitchen and bathroom. Additional points to note include: Gas fired central heating, double glazing, ground floor w/c. Externally there is ample parking and a sunny rear garden. In addition to this the garage has a planning application under reference number PA19/07206 to demolish the garage and replace with a studio.



Property Description

DESCRIPTION

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LOCATION

The property is conveniently located for Treliske Hospital, Truro College and Richard Lander school and there is also a Spar shop, Truro Golf Club and regular bus services into Truro city centre. Truro city itself has a wide range of amenities which include restaurants, shops and bars and also a mainline railway station connecting to London Paddington

ENTRANCE HALL

Radiator, under stairs storage cupboard, stairs to first floor.

LOUNGE

16' 5" x 10' 7" (5.01m x 3.24m) Double glazed bay window to front elevation, radiator, picture rail.

CLOAKROOM

low level w/c, vanity sink unit, radiator.

KITCHEN/DINER

19' 9" x 11' 1" (6.03m x 3.40m) Newly fitted kitchen with a range of base and wall units, integrated electric hob with hood above, electric oven, stainless steel sink unit, wall mounted gas boiler, double glazed window and door.

FIRST FLOOR LANDING





BEDROOM

14' 8" x 10' 5" (4.48m x 3.20m) Double glazed window, radiator, picture rail.

BEDROOM

10' 3" x 8' 7" (3.13m x 2.62m) Double glazed window, radiator.

BEDROOM

10' 9" x 11' 6" (3.30m x 3.51m) Double glazed window, radiator.



BATHROOM

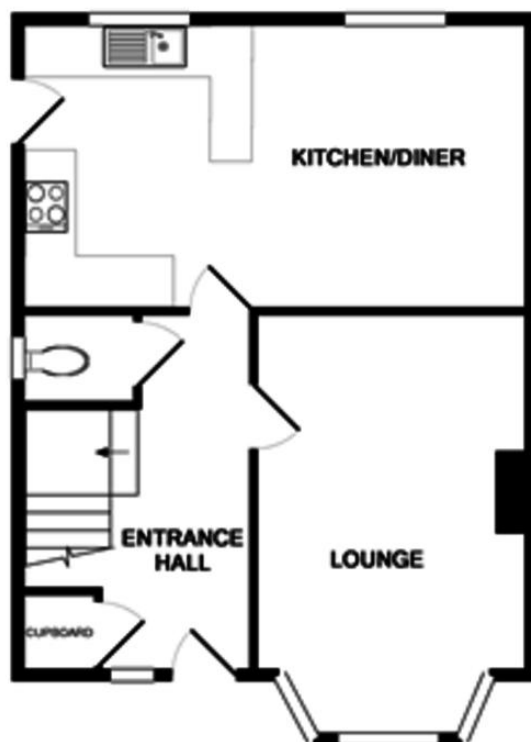
5' 8" x 5' 7" (1.74m x 1.72m) Refurbished bathroom suite comprising: Panel bath with shower and screen, radiator, low level w/c wash hand basin, obscure double glazed window to side elevation.

GARDENS

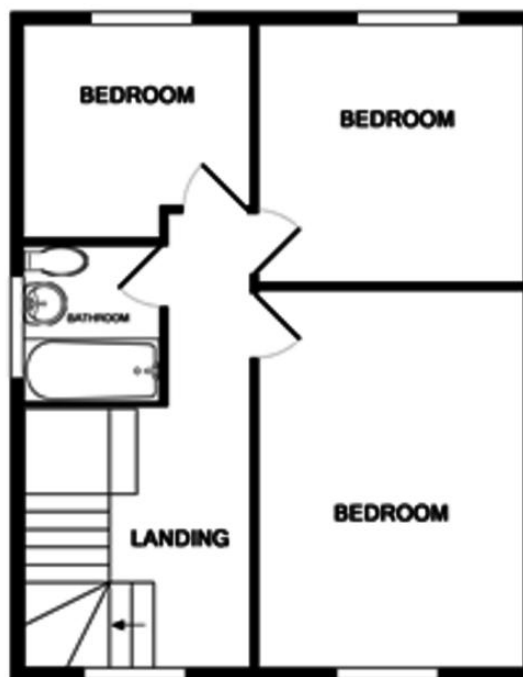
The front garden is laid to lawn whilst the rear garden is real suntrap benefiting from a southernly aspect.

GARAGE AND PARKING

There is ample parking to the front of the garage for a number of vehicles, the garage has a planning application under reference number PA19/07206 to demolish the garage and replace with a studio.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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