



## 00 Hawthorn Way, Truro, TR3 6TU Offers in excess of £225,000

\*\* OFFERED WITH NO ONWARD CHAIN \*\*

In the heart of the beautiful county of Cornwall and in the village of Threemilestone lies this spacious semi detached home. The village which is in the parish of Kenwyn and approx. three miles west of Truro enjoys its own local amenities but with Truro a short drive away enjoys plenty of shops, schools, supermarkets and access to the stunning coastline, nearby.

The accommodation on offer briefly consists: Entrance porch, living room with stairs to first floor landing, kitchen with base and wall units. Stairs then lead to the first floor landing with two bedrooms and wet rom. The garden to the rear is lawn till lawn with fence to perimeter.



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

