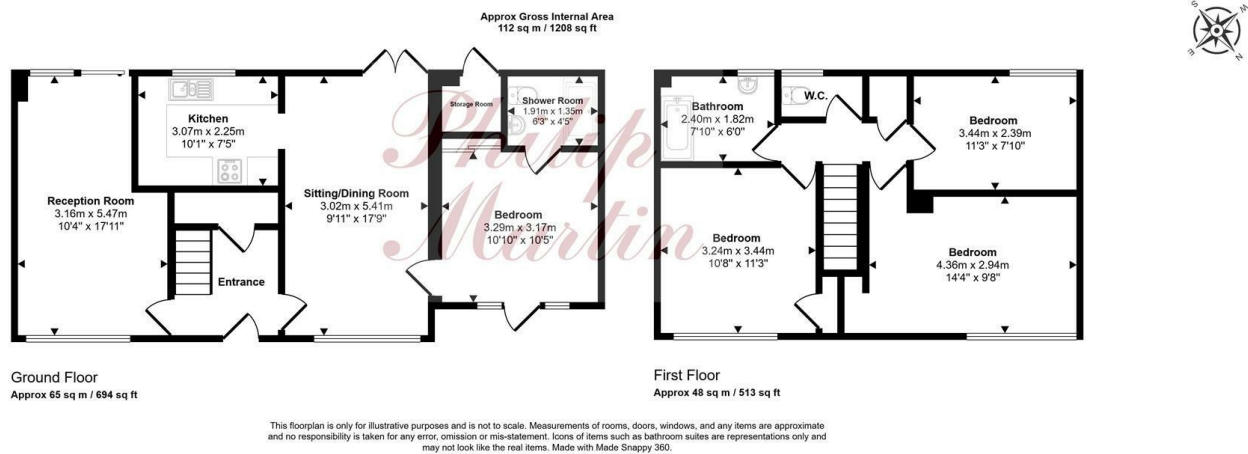


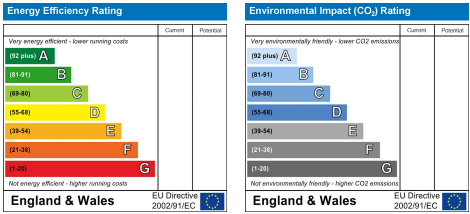
TREWORDER ROAD, TRURO



KEY FEATURES

- END TERRACE HOUSE
- FOUR BEDROOMS (ONE EN-SUITE)
- BATHROOM
- TWO RECEPTION ROOMS
- KITCHEN
- ANNEXE/INCOME POTENTIAL
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- CLOSE TO CITY CENTRE
- NO CHAIN

ENERGY PERFORMANCE RATING



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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



48 TREWORDER ROAD, TRURO, TR1 2JX

EXTENDED FOUR BEDROOM END TERRACE HOUSE SOLD WITH NO CHAIN

This four bedroom end terrace house is situated in a popular residential location within Truro; just a stone's throw from the city centre and wide range of amenities. The property is generously proportioned and benefits from a ground floor bedroom (with private access) providing plenty of versatility to be used to generate income or for a dependant relative. The accommodation includes; entrance hallway, reception room, kitchen, sitting/dining room, four bedrooms (one en-suite), bathroom and a w.c. There is off road parking, and gardens to both the front and rear. Internal viewing is highly recommended.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £375,000

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THE PROPERTY

48 Treworder Road is a modern house which is situated in a popular and convenient location within Truro. The dwelling is within a short walk of the city centre, as well as the train station and schools in the nearby vicinity. The property offers light and spacious accommodation which includes an entrance hall, reception room, sitting/ dining room, kitchen and study/fourth bedroom with en-suite. This bedroom benefits from its own direct access and therefore provides an independent space that could be occupied by family or used to generate income. To the first floor there are three bedrooms, bathroom and a separate w.c. The property has two driveways providing off road parking as well as gardens to both the front and rear.

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):

GROUND FLOOR

ENTRANCE HALLWAY

With stairs rising to first floor and doors into;

RECEPTION ROOM

17'11" x 10'4" (5.47m x 3.16m)

Dual aspect sitting room with window to front and double doors opening out to rear garden. Radiator.



SITTING/DINING ROOM

17'8" x 9'10" (5.41m x 3.02m)

Dual aspect sitting/ dining room with window to front and double doors opening out to the rear. Fireplace. Radiator. Opening into;

KITCHEN

10'0" x 7'4" (3.07m x 2.25m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for cooker with extractor fan over and under counter fridge. Inset stainless steel sink and drainer with plumbing for dishwasher. Window to rear.

BEDROOM

10'9" x 10'4" (3.29m x 3.17m)

Double doors to the front with fitted wardrobes. Radiator. Doors into;

EN-SUITE

6'3" x 4'5" (1.91m x 1.35m)

Fully tiled shower room with double walk in shower cubicle, vanity hand wash basin and low level w.c. Extractor fan.

FIRST FLOOR

LANDING

Access into;

BEDROOM

14'3" x 9'7" (4.36m x 2.94m)

Window to front. Radiator.



BEDROOM

11'3" x 10'7" (3.44m x 3.24m)

Window to front. Radiator.

BEDROOM

11'3" x 7'10" (3.44m x 2.39m)

Window to rear. Radiator.

BATHROOM

7'10" x 5'11" (2.40m x 1.82m)

Comprising a bath with shower over and pedestal hand wash basin. Obscured window to rear.

W.C.

Obscured window to rear. Low level w.c.

OUTSIDE

To the front of the property are two separate driveways providing off road parking for numerous vehicles. There are gardens to the front, mainly laid to lawn with a path and steps leading up to the front door. The rear garden is completely enclosed with a patio area for outdoor dining, with steps leading up to a garden which is laid to lawn.

There is also access into a rear storage cupboard that has plumbing for a washing machine.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Treworder Road can be accessed from Chapel Hill turning left into Gwarnick Road. Turn left into Treworder Road and no.48 can be found immediately on the right hand side where a Philip Martin board has been erected.

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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