



*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 2 CHIRGWIN ROAD

TRURO

TR1 1TT

EXTENDED SEMI DETACHED MODERN HOUSE WITH STUNNING KITCHEN

Situated in a superb and convenient location close to Truro Schools as well as the city centre with parking and an enclosed south facing garden.

Extended in recent years creating a fabulous living space to the ground floor with a modern open plan kitchen/dining room.

In all, 3 bedrooms, bathroom, lounge, kitchen/dining room and utility with w.c. as well as driveway parking, gas central heating and double glazing throughout.

Freehold. EPC- TBC. Council tax- C.

GUIDE PRICE £375,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

2 Chirgwin Road is situated in a very sought after location within walking distance to Truro city centre and also conveniently located for Truro and Penair school. This beautifully finished semi detached property offers gas fired central heating system and double glazing as well as three double bedrooms.

The accommodation in all comprises an entrance porch, utility with W.C, lounge with wood burning stove, and the fabulous open plan kitchen/dining room with island and which also provides access to the rear garden via double doors. To the first floor of the property are the three double bedrooms and well fitted bathroom.

The property has driveway parking to the front and the rear garden is fully enclosed and therefore perfect for those with children and pets. Mainly laid to lawn, there is also a patio area perfect for the afternoon and evening sun.

## 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 PORCH

#### W.C

1.82m x 2.30m (5'11" x 7'6")

Low level W.C and hand wash basin. Window to front.



### LOUNGE

5.46m x 5.61m (17'10" x 18'4")

Centred around a wood burning stove with slate hearth, wood effect flooring and dual aspect with feature bay window. Door leading to the inner hallway and staircase. Opening to:-

### KITCHEN/DINING ROOM

5.60m x 5.67m (18'4" x 18'7")

A large, open plan social space with French doors opening to the rear garden and Velux windows allowing a vast amount of natural light. A dining and further seating area with continuation of the wood effect flooring. The kitchen space comprises a range of base



and eye level units with focal island. Integrated dual oven and microwave, induction hob with extractor over, wine chiller and integrated dishwasher. One and a half bowl undermount sink. Space for American style fridge freezer.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

4.37m x 2.71m (14'4" x 8'10")

A large double room with carpeted flooring, window to the front and radiator.

### BEDROOM 2

3.38m x 3.11m (11'1" x 10'2")

A double room with carpeted flooring, window to the front and radiator.

### BEDROOM 3

3.34m x 2.71m (10'11" x 8'10")

A double room with carpeted flooring, window to the rear and radiator.

### BATHROOM

2.37m x 2.34m (7'9" x 7'8")

Tiled flooring and to half height with white bathroom suite comprising:- corner electric shower, single ended bath with mixer tap, low level W.C and vanity hand wash basin unit. Two obscured windows to the rear.

### OUTSIDE

To the front of the property is a brick paved driveway with parking for two cars.

The rear garden is South facing and the perfect sun trap. With steps leading up to a

patio area and lawn, the garden is fully enclosed and therefore perfect for those with children and pets.

## SERVICES

Mains gas, electric, water 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.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## DIRECTIONS

From Trafalgar roundabout take the exit (by Domino's) signposted to St Clements. Proceed up St Clements Hill and take the first turning left into Chirgwin Road where the property can be found immediately on the right hand side.

Approx Gross Internal Area  
117 sq m / 1260 sq ft



Ground Floor  
Approx 70 sq m / 752 sq ft

First Floor  
Approx 47 sq m / 508 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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 |   |                         |           |
| England & Wales                             |   | 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 |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |





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