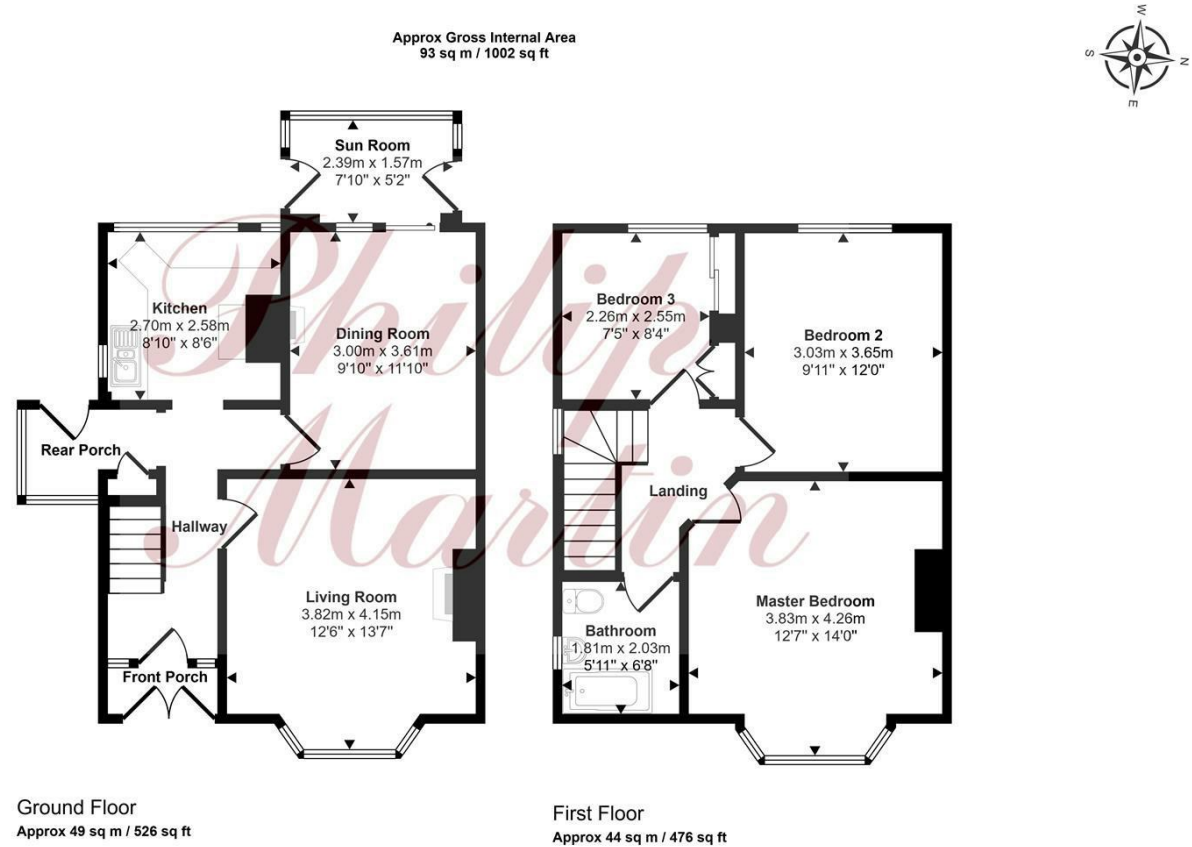


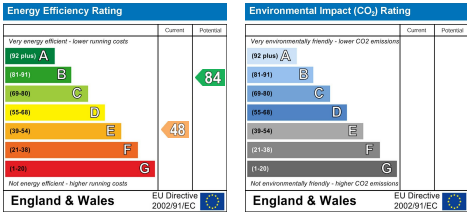
HILLCREST AVENUE, TRURO



KEY FEATURES

- THREE BEDROOMS
- GARDEN
- NO ONWARD CHAIN
- RENOVATION PROJECT
- CLOSE TO TRANSPORT LINKS
- SEMI DETACHED HOUSE
- DRIVEWAY
- VACANT POSSESSION
- CLOSE TO CITY CENTRE
- QUIET CUL DE SAC

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



7 HILLCREST AVENUE, TRURO, TR1 3NE  
THREE BEDROOM SEMI DETACHED HOUSE IN QUIET CUL-DE-SAC

This well proportioned three bedroom semi-detached property is located in a quiet cul-de-sac close to the centre of Truro. An area that is popular with families due to the close proximity to schools and transport links. The property is now in need of refurbishment and could be reconfigured or extended subject to necessary planning consent. In all, the accommodation comprises:- front porch, living room, dining room, conservatory and kitchen on the ground floor. To the first floor there are three bedrooms and the family bathroom. Externally there is driveway parking and front and rear gardens. Offered with no onward chain and vacant possession.

FREEHOLD / COUNCIL TAX BAND C / EPC E

GUIDE PRICE £275,000

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008

Estate & Letting Agents, Chartered Surveyors, Valuers & Auctioneers

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## THE PROPERTY

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## 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

In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

Front door opens into:-

## FRONT PORCH

5'6" x 2'3" (1.68 x 0.70)

Door into hallway, with stairs rising to the first floor and doors to:-



## LIVING ROOM

12'6" x 13'7" (3.82 x 4.15)

Bay window to front. Gas fire place.

## DINING ROOM

9'10" x 11'10" (3.00 x 3.61)

Gas fire place. Sliding patio door to:-

## CONSERVATORY

7'10" x 5'1" (2.39 x 1.57)

With door to the rear garden.

## KITCHEN

8'10" x 8'5" (2.70 x 2.58)

Windows to rear and side. Base level cupboards with worktops over. Stainless steel sink with drainer. Space for electric oven and hob.

## REAR PORCH

6'6" x 4'9" (1.99 x 1.46)

Windows to front and side. Door to rear garden. Storage cupboard.

## FIRST FLOOR:-

Landing with loft access and doors to:-

## MASTER BEDROOM

12'6" x 13'11" (3.83 x 4.26)

Bay window to front.

## BEDROOM TWO

9'11" x 11'11" (3.03 x 3.65)

Window to rear.



## BEDROOM THREE

7'4" x 8'4" (2.26 x 2.55)

Window to rear. Built in storage cupboard.

## BATHROOM

5'11" x 6'7" (1.81 x 2.03)

Adapted bath with electric shower over. Sink and W.C. Window to side.

## OUTSIDE

To the front of the property there is a gated driveway and parking for two cars. Please note that the driveway is now overgrown making it narrow, and in its current state is unlikely to fit a modern car.

Steps lead up from the driveway to the front door and front garden. The front garden has a raised area to the side of the driveway which is mainly laid to lawn with mature shrubs. To the side of the property there is a shed providing storage. The rear garden has a patio which leads up a few steps to the main garden which is mainly laid to lawn with mature shrubs and trees.

## SERVICES

Mains electricity, water, drainage and gas. Smart meters have been installed for both gas and electric.

## COUNCIL TAX

Cornwall Council Tax Band C

## EPC

Energy Performance Certificate

Current - 48E

Potential - 84B

## TENURE

Freehold. Please note that the property is currently unregistered.

## 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.

## DIRECTIONS

Proceed out of Truro along the A390, take the right hand turning into Dobbs Lane and proceed along taking the third left hand turning into Hillcrest Avenue. The property can be found on your left hand side after a short distance.

## N.B

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

## 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.