

GLENTHORNE ROAD, THREEMILESTONE



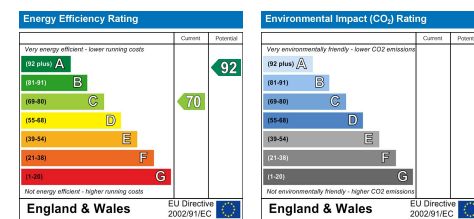
NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



KEY FEATURES

- Semi-Detached
- Two Bedrooms
- Kitchen
- Sitting/ Dining Room
- Shower Room
- Driveway Parking
- Enclosed Rear Garden
- Popular Village Location
- Perfect First Time Purchase
- No Chain

ENERGY PERFORMANCE RATING



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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

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102 GLENTHORNE ROAD, THREEMILESTONE, TRURO, TR3 6UA  
TWO BEDROOM SEMI-DETACHED PROPERTY SOLD WITH NO CHAIN

This two bedroom semi detached property is situated in the convenient village of Threemilestone. Within walking distance of the amenities; in all, the accommodation includes, entrance porch, kitchen, sitting/ dining room, two bedrooms and a shower room. There is driveway parking and an enclosed rear garden. Mains gas central heating and double glazing. The property is the perfect first time purchase or buy to let investment. Sold with no chain, internal viewing is essential.

EPC - C. Council Tax - C. Freehold.

GUIDE PRICE £250,000

## THE PROPERTY

102 Glenthorne Road is a two bedroom semi-detached property situated in the popular and convenient village of Threemilestone. The property is within walking distance of the amenities in the village, including primary school, public house, doctors surgery and variety of local shops. Offering light and spacious accommodation throughout, the dwelling comprises entrance porch, entrance hall, kitchen and sitting/ dining room to the ground floor with two double bedrooms and a shower room. There is a driveway providing off road parking as well as an enclosed rear garden laid to a combination of patio and lawn. The property has mains gas central heating and double glazing. The perfect first time purchase or buy to let investment, being sold with no chain, viewing is essential.

## THREEMILESTONE

Threemilestone is a thriving community located about three miles to the west of Truro and has an excellent range of shopping facilities including a post office, dentist, primary school, village hall, doctors surgery, chemist, church, public house and general store. There is a regular bus service to Truro city centre and the property is also within close proximity of Treliske Hospital, Truro golf course, Truro leisure centre and Richard Lander secondary school.

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

## GROUND FLOOR

### ENTRANCE PORCH

Door into entrance hall with stairs rising to the first floor.

## KITCHEN

11'7" x 5'11" (3.53m x 1.80m)  
Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer unit with window to front. Integrated electric oven and hob with extractor fan over. Space for fridge/ freezer and plumbing for washing machine.

## SITTING/DINING ROOM

13'2" x 11'8" (4.02m x 3.56m)  
Large open plan room with double doors opening into rear garden. Radiator.

## FIRST FLOOR

### LANDING

Radiator and loft access. Doors into;

### BEDROOM ONE

11'9" x 8'10" (3.6m x 2.7m)  
Window to rear and fitted wardrobes.

### BEDROOM TWO

11'9" x 9'2" (3.6m x 2.8m)  
Two windows to front. Fitted wardrobes and cupboard over stairs housing gas boiler.

## SHOWER ROOM

6'2" x 5'6" (1.9m x 1.7m)  
Comprising shower cubicle, pedestal hand wash basin and low level W.C. Obscured window to side and extractor fan.



## OUTSIDE

There is a driveway to the side of the property providing off road parking with a pedestrian gate leading into the completely enclosed rear garden. The garden is laid to a combination of patio and lawn. There is a timber shed, which is useful for storage purposes.

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## 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

B.

## TENURE

Freehold.

## DIRECTIONS

Proceeding into Threemilestone from the Truro direction take the slip road after the turning for Richard Lander School and continue into the centre of the village. Continue over the roundabout and take the second left hand turning into Glenthorne Road. Follow the road until you approach a T junction. Turn left and then No.102 can be found on the right hand side where a Philip Martin for sale 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.

## DATA PROTECTION

