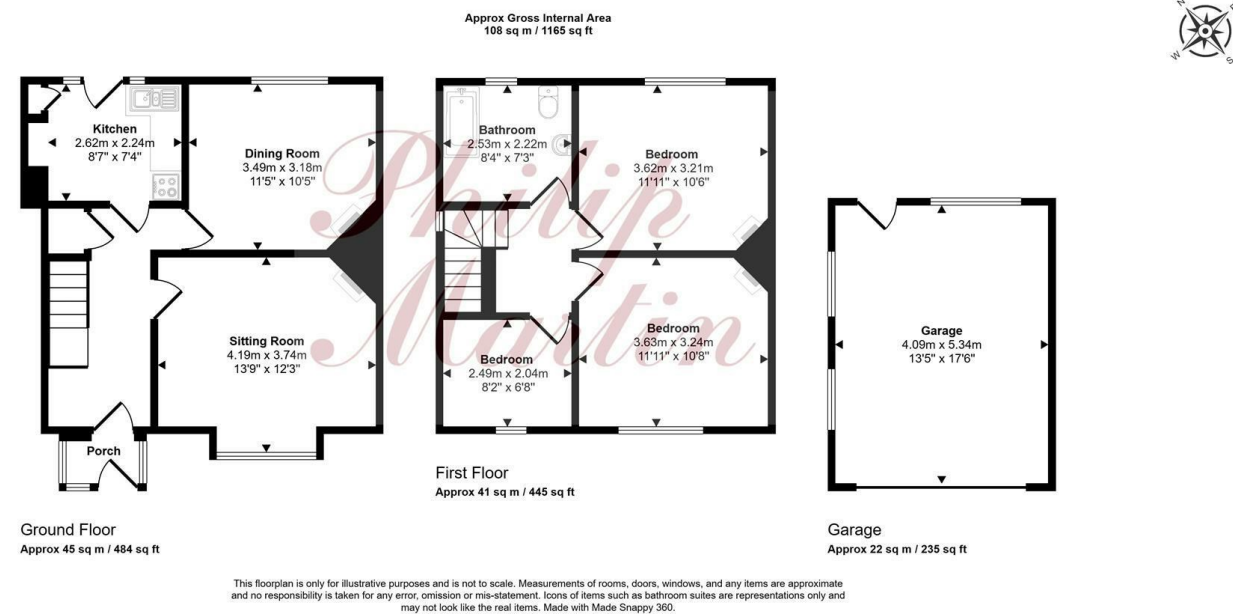


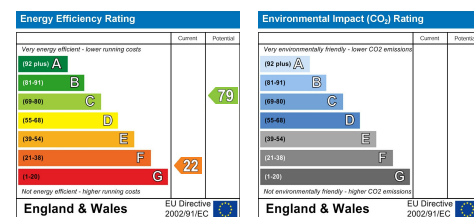
## GRENVILLE ROAD, TRURO



### KEY FEATURES

- SEMI DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM
- DOUBLE GARAGE & PARKING
- FRONT & REAR GARDENS
- IN NEED OF RENOVATION
- CITY CENTRE LOCATION
- NO CHAIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



### 2 GRENVILLE ROAD, TRURO, TR1 3TJ

#### SEMI DETACHED HOUSE IN NEED OF RENOVATION SOLD WITH NO CHAIN

Three bedroom semi-detached house situated in convenient location within Truro; within walking distance of the city centre. In need of complete renovation but offering a great opportunity to create a family home. The accommodation includes; three bedrooms, bathroom, kitchen, sitting room and a dining room. Off road parking for numerous vehicles, a detached garage and gardens to both front and rear. Sold with no chain, viewing recommended.

EPC - F. Freehold. Council Tax - B.

GUIDE PRICE £200,000



## THE PROPERTY

2 Grenville Road is a three bedroom semi detached property located in a desirable location within Truro; just a short walk from the city centre. The property is now in need of extensive renovation throughout but occupies a fantastic plot with huge potential. In all, the accommodation comprises; entrance hall, sitting room, dining room and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. There is a driveway providing off road parking, a detached garage and gardens to the front and rear.

## CONCRETE SCREENING TEST

A Concrete Screening Test has been carried out and confirmed the presence of Class A1 and A2 Mundic in the property and is therefore suitable for mortgage purposes. However the internal condition of the property is in disrepair and therefore obtaining a mortgage is subject to a lenders approval.

## 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



### SITTING ROOM

13'8" x 12'3" (4.19m x 3.74m)

### DINING ROOM

11'5" x 10'5" (3.49m x 3.18m)

### KITCHEN

8'7" x 7'4" (2.62m x 2.24m)

## FIRST FLOOR

### LANDING

### BEDROOM

11'10" x 10'7" (3.63m x 3.24m)

### BEDROOM

11'10" x 10'6" (3.62m x 3.21m)

### BEDROOM

8'2" x 6'8" (2.49m x 2.04m)

### BATHROOM

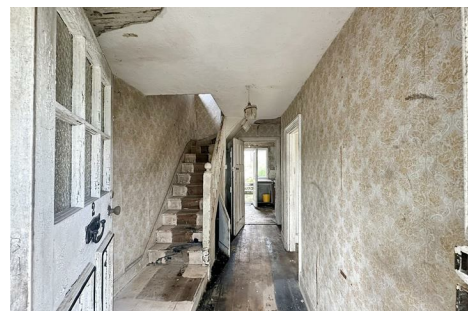
8'3" x 7'3" (2.53m x 2.22m)

## OUTSIDE

There is a garden laid to lawn at the front with access to the side leading to the rear garden, which is terraced with a level lawn and also space for a timber shed. Steps lead up to the rear where there is off road parking and a double garage.

## DOUBLE GARAGE

17'6" x 13'5" (5.34m x 4.09m)



## SERVICES

Mains water, electric and drainage.

## N.B

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

## COUNCIL TAX

B.

## TENURE

Freehold.

## DIRECTIONS

From the town centre proceed along River Street and into Frances Street. Proceed to the end of Frances Street and bear right along St. Georges Road. After a short distance take the right hand turning into Hendra Road, and then take the third left into Grenville Road. Number 2 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.

## 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.