RICHMOND HILL, TRURO

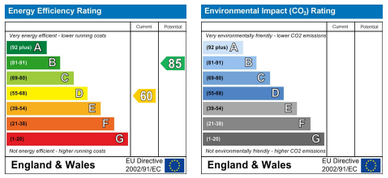




Key Features

- TERRACED HOUSE
- THREE BEDROOMS
- BATHROOM
- KTICHEN
- OPEN PLAN SITTING/DINING ROOM
- ENCLOSED REAR GARDEN
- BALCONY
- CHARMING FEATURES
- CITY CENTRE LOCATION
- NO CHAIN

Energy performance rating







Contact us

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16 RICHMOND HILL, TRURO, TR1 3HS

TERRACED CITY CENTRE PROPERTY SOLD WITH NO CHAIN

This three bedroom terraced property is conveniently located within the heart of Truro, just a short walk from the city centre and train station. A modernised and well presented property offering light and spacious rooms comprising; entrance hallway, sitting/dining room, kitchen, three bedrooms and a bathroom. There is a rear balcony from the main bedroom as well as an enclosed courtyard garden. Permit parking available to the front. Sold with no chain, viewing is highly recommended.

EPC - B. Freehold. Council Tax - B.

Guide Price £225,000

THE PROPERTY

16 Richmond Hill is a charming three bedroom terrace property situated in Truro, within a short walk of both the city centre and train station. The dwelling has been a successful rental property in the past, and has recently undergone modernisation including a new kitchen suite and general re-decoration throughout. In all, the accommodation includes; entrance hallway, open plan sitting/dining room and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. There is an enclosed rear courtyard garden to enjoy outdoor seating as well as a storage room and further outbuilding. Sold with no chain, an internal viewing is highly recommended.

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

Stairs rising to first floor with opening into;

SITTING/DINING ROOM

22'10" x 12'9" (6.96m x 3.90m)
A spacious, dual aspect room with window to front and patio doors opening out into rear garden. Space for living area and dining table.

KITCHEN

12'9" x 7'4" (3.89m x 2.24m)
A modernised kitchen suite comprising a range of base and eye level units with worktops over. Space for fridge/freezer and cooker with extractor fan over. Plumbing for dish washer, washing machine and tumble dryer. Inset sink with window to rear.

FIRST FLOOR

BEDROOM

11'3" x 10'9" (3.45m x 3.28m)
With fitted wardrobes and radiator. Double doors opening out onto;

BALCONY

A sunny, and private spot to enjoy the bright aspect to the rear.

BEDROOM

11'7" x 10'0" (3.54m x 3.06m)
Window to front. Radiator.

BEDROOM

8'10" x 6'0" (2.70m x 1.85m)
Window to front. Radiator.

BATHROOM

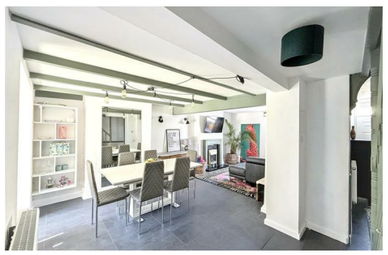
10'4" x 7'4" (3.16m x 2.24m)
A spacious bathroom suite comprising bath, shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to side. Fitted cupboard.













OUTSIDE

An enclosed rear garden laid to patio with steps up to a further seating area with flowerbeds. There is a useful storage room that could be utilised as a utility room as well as a further outbuilding for storage purposes.

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

Proceed from the city centre towards the train station and on reaching Richmond Hill, number 16 can be found half way up on the left hand side where a Philip Martin 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

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