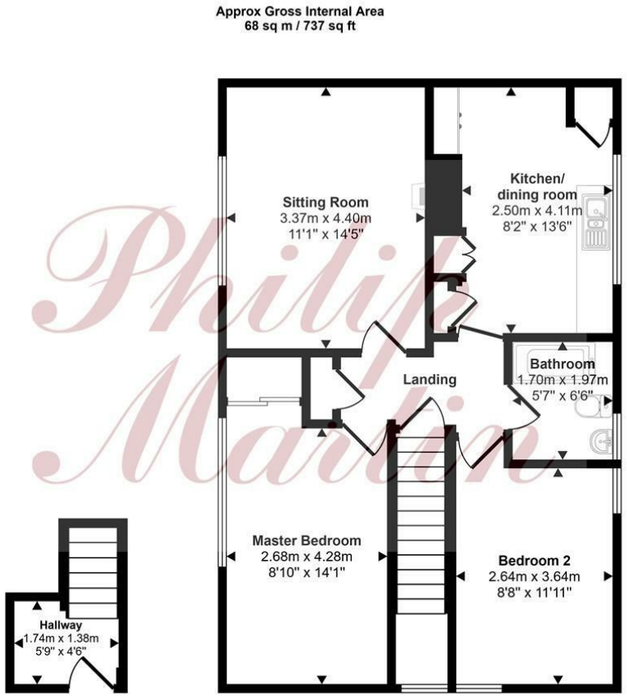
# TREGURRA LANE, TRURO







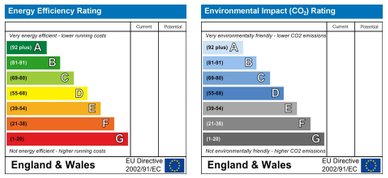



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

## Key Features

- First Floor
- Kitchen/Dining Room
- Spacious Rooms
- Close to Truro
- Two Bedrooms
- Bathroom
- Enclosed Garden
- No Chain

## Energy performance rating







## Contact us

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## 17 TREGURRA LANE, TRURO, TR1 1RD

### SPACIOUS FIRST FLOOR APARTMENT ON CITY OUTSKIRTS

Located in a very convenient position on the eastern side of Truro.
In need of general updating but offering huge potential at a very affordable price.
Light and spacious rooms including two double bedrooms, kitchen/dining room, sitting room and bathroom.
At the front is a south facing enclosed garden.
Sold with no chain.
Leasehold. EPC - E. Council Tax Band A

## Guide Price £99,950

## General Comments
An excellent opportunity to purchase a first floor apartment at a very affordable price.

17 Tregurra Lane is being sold with no chain and is a spacious first floor flat with light and spacious rooms. It is in need of general updating but offers huge potential and is in a convenient location on the eastern side of Truro close to Waitrose and the Cornish food hall. Thought ideal for first time buyers, downsizers, or investors. It is well placed for local amenities, public transport links, and easy access to the city centre and surrounding areas.

The accommodation includes kitchen/dining room, sitting room, two double bedrooms and bathroom. Outside is a south facing enclosed garden.

## 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.

## Entrance Hall
Stairs leading up to the first floor.

## Landing
Doors to all rooms. Storage cupboard.

## Kitchen/Dining Room
8'2" x 13'5" (2.50m x 4.11m)
Base level units. Stainless steal sink with single drainer. Window to the rear.

## Sitting Room
11'0" x 14'5" (3.37m x 4.40m)
Window to the front. Feature fireplace. Electric radiator.

## Bedroom One
8'9" x 14'0" (2.68m x 4.28m)
Window to the front. Built in wardrobe. Electric radiator.

## Bedroom Two
8'7" x 11'11" (2.64m x 3.64)
A twin aspect room with windows to side and rear. Electric radiator.









## Bathroom
5'6" x 6'5" (1.70m x 1.97m)
A fully tiled room comprising wash hand basin, low level w.c, bath with shower over. Heated towel rail. Obscured window to rear.

## Outside
There is an enclosed south facing front garden with gently sloping lawn.

## Services
Mains electric, water and drainage are connected.

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

## Council Tax
BAND A

## Tenure
Leasehold.

## Directions
Proceed out of Truro along Bodmin Road turning left at the mini roundabout into Tregurra Lane. The flat is easily located 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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Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."