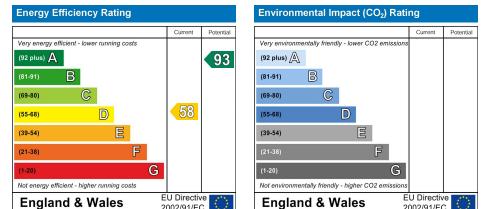


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

KEY FEATURES

- One Bedroom
- Sitting/Dining Room
- Bathroom
- Modern Electric Heating
- No Chain
- Kitchen
- Conservatory
- Front & Rear Gardens
- Double Glazed Windows
- Communal Parking

ENERGY PERFORMANCE RATING



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HICKS CLOSE, PROBUS



32 HICKS CLOSE, TRURO, TR2 4NE
MIDDLE TERRACED MODERN HOUSE

A modern middle terraced house which is situated in a pleasant position and convenient location with easy access to the centre of the village. Kitchen, lounge/dining room, conservatory, large bedroom with wardrobes and bathroom. Front and rear gardens which are geared to easy maintenance and there is parking within the communal area at the front of the property. An ideal retirement home, perfect for a first time buyer or a superb investment property. Double glazed windows and electric heating. Sold with no chain. EPC - D

GUIDE PRICE £175,000

www.philip-martin.co.uk

Roseland 01326 270008

THE PROPERTY

No.32 Hicks Close is a modern middle terraced house which is situated in a pleasant location within Probus. The position offers easy access to the heart of the village, ensuring you're never far from essential amenities whilst being tucked away in a quiet cul de sac location. The property has been let for several years and now requires some general TLC however the accommodation offers to the ground floor, a kitchen, lounge/dining room, and a conservatory. The generously sized bedroom boasts ample wardrobe space, and a well-appointed bathroom to the first floor.

Outside, both front and rear gardens are geared to easy maintenance. Parking is available via a communal area at the front of the property. Whether you're seeking an ideal retirement home, embarking on your journey as a first-time buyer, or looking for an investment opportunity, this property offers an excellent and affordable opportunity. Additional features include double glazed windows and modern electric heating. Plus, the property is offered with no chain, ensuring a hassle-free transition to your new home.

The property is currently let and further details are available via the agent.

PROBUS

Probus is a thriving community approximately six miles east of Truro and a little further west of St. Austell. The village has an excellent range of everyday facilities including Parish Church, public house, primary school, farm shop, general stores with post office, village hall, Chinese and Indian takeaways and even a fish and chip shop. A very regular bus service connects to both St. Austell and Truro and here there are a wider range of



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facilities including banks, building societies, schools, colleges and main line railway link to London (Paddington). The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the south Cornish coast.

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

GROUND FLOOR

HALL

KITCHEN

7'7" x 7'3" (2.33 x 2.22)

LOUNGE

14'3" x 10'11" (4.36 x 3.35)

CONSERVATORY

FIRST FLOOR

LANDING

BEDROOM

11'0" x 10'11" (3.36 x 3.35)

BATHROOM

OUTSIDE

The property is approached via a path and a short flight of steps which lead to the front door with a small low maintenance area of garden to one side. The rear garden



is again geared to easy maintenance laid with gravel. There is pedestrian access at the rear of the garden along the rear of neighbouring properties.

SERVICES

Mains electric, water and drainage.

N.B

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

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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COUNCIL TAX

A.

DIRECTIONS

Proceeding up through the village of Probus take the turning right into Treviglas Lane and then turn left into Gwel an Nans. Take the next left hand turning into Hicks Close and turn right into the cul de sac.

A TRADITION OF TRUST