

LOT
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187 Bodmin Road, Truro, Cornwall TR1 1RA

GUIDE PRICE **£350,000+***

VACANT RESIDENTIAL

Description

A three bedroom detached property requiring modernisation, set within one mile from Truro city centre, in a highly sought after location. The property currently comprises two reception rooms, kitchen/breakfast room, two utility rooms and cloakroom to the ground floor, with three bedrooms and bathroom to the first floor, mature gardens of circa 0.18 acres, attached garage and additional on-drive parking for several vehicles. The property has gas central heating and double glazing, with the graphic potential for further extension, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Bodmin Road is a highly sought after location being within one mile of the cathedral city of Truro, with its wide range of bespoke shops, galleries, boutiques and restaurants and lies within the catchment area of the Archbishop Benson primary school. The property is readily commutable to the A30 providing excellent access throughout the whole of Cornwall, along with the mainline railway station in the city centre and Newquay airport.



Ground Floor

Entrance porch, hallway, lounge, dining room, kitchen/breakfast room, rear lobby with two utility rooms and a cloakroom.

Outside

Mature gardens of circa 0.18 acres, attached garage and additional on drive parking for multiple vehicles.

Viewings

Strictly by prior appointment with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691.

Council Tax Band

E

Tenure

Freehold

First Floor

Landing, three bedrooms and bathroom.

EPC Rating

D