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**Prospect Place,
Truro**

**£210,000
Freehold**





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Truro**

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Freehold**

Property Introduction

This double fronted character cottage is located in a tucked away position yet is conveniently situated for access to the many amenities of the city centre.

As you would expect from a property of this period, it has a wealth of charm and character and enjoys a good degree of privacy.

In brief, the accommodation comprises of a lounge, kitchen/diner, two first floor bedrooms along with a shower room.

Externally is an enclosed rear yard along with on road parking to the front.

Location

Truro city itself has many high street multiples set alongside a variety of independent shops with its attractive piazza which hosts many farmers markets and for those looking for an element of culture, the Hall for Cornwall and museum are also located nearby.

The cobbled streets give access to a variety of eateries which include restaurants, cafes and public houses with the mainline railway station operating to London Paddington.

ACCOMMODATION COMPRISES

Entrance door opening to:-

LOUNGE 12' 2" x 10' 8" (3.71m x 3.25m) maximum measurements

uPVC double glazed window to front and rear elevations. French doors giving access to outside. Staircase to first floor. Radiator. Doorway giving access to:-

KITCHEN/DINER 11' 5" x 11' 2" (3.48m x 3.40m) maximum measurements, irregular shape

uPVC double glazed window to rear and front elevations. Doorway giving access to outside. A variety of base and wall mounted storage cupboards, three drawer pack, range of work surfaces

incorporating an inset single drainer stainless steel sink unit with mixer tap, integrated oven and gas hob with extractor over. Plumbing for automatic washing machine and radiator. Storage cupboard with combination boiler and an additional storage cupboard. Tiled floor.

BEDROOM ONE 11' 7" x 11' 0" (3.53m x 3.35m) maximum measurements

uPVC double glazed window to front elevation. Tiled sill, radiator.

BEDROOM TWO 10' 9" x 6' 7" (3.27m x 2.01m)

uPVC double glazed window to rear elevation, radiator.

SHOWER ROOM

uPVC double glazed window to rear elevation. A modern white suite comprising of a close coupled WC, wash hand basin with drawers under and shower cubicle, part tiled walls and tiled floor. Extractor fan and chrome heated towel rail.

REAR GARDEN

Immediately to the rear of the property is a courtyard garden which enjoys a sunny southerly aspect, this extends to the side of the property with a gateway giving access to the road. Within the rear courtyard is a range of raised beds, fencing and a useful outbuilding.

OUTSIDE FRONT

Immediately to the front of the property are on road parking facilities. Please note that there is an historic right of way to the rear for the adjoining property.

AGENT'S NOTE

The Council Tax band for the property is band 'B'.

DIRECTIONS

Proceeding from Trafalgar roundabout in Truro into St Austell Street, at the traffic lights turn right taking you up Mitchell Hill passing the Rising Sun Public House, taking the second turning on the left hand side where the property is located on the left identified by our MAP For Sale board. If using What3words:- foam.fleet.shirts

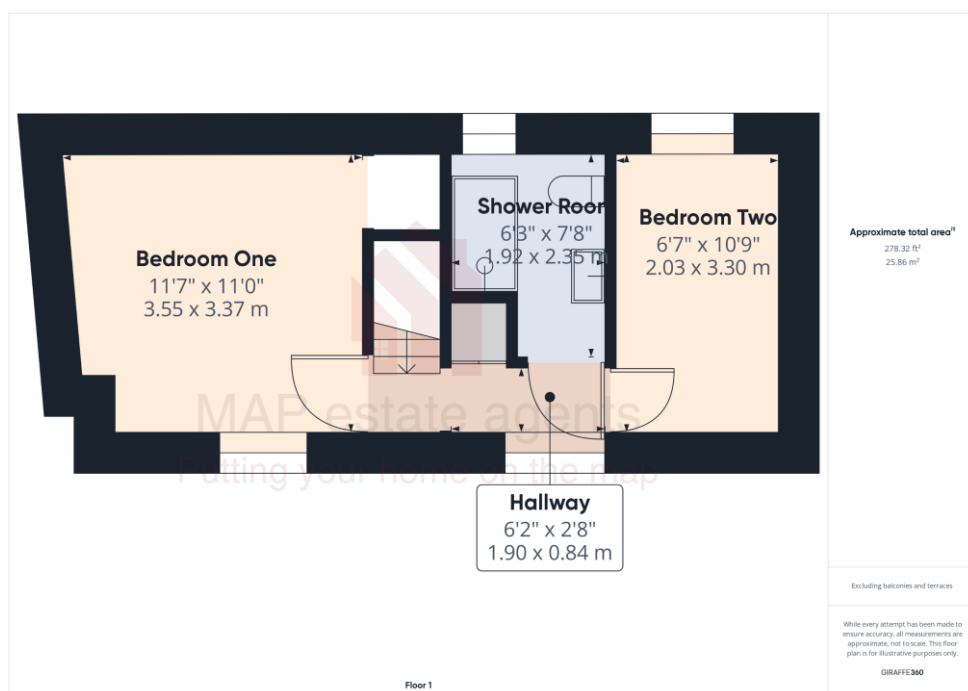


Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Terraced character cottage
- Two bedrooms
- 12' Lounge with French doors
- 11' Kitchen/diner
- First floor shower room
- Gas fired central heating system
- uPVC double glazed windows
- Courtyard garden to rear
- On road parking
- Ideal location for access to city centre



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