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**Threemilestone,
Truro**

**£250,000
Freehold**





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Property Introduction

Located within a cul-de-sac of similar properties, this semi-detached home is being offered for sale with no onward chain.

Benefiting from two double size bedrooms and a bathroom on the first floor, the entrance porch gives access to a lounge and kitchen/dining room.

Presented in good order throughout, there is gas central heating and uPVC double glazing.

To the outside an open plan lawned garden sets the property back from the access road and the rear garden is enclosed, ideal for younger children and features a patio.

Properties of this type and in this location are sought after as first time homes or for letting purposes. Viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

Threemilestone is a popular village location to the west of the city of Truro and has a wide range of facilities to include shops, Public House, dentist, doctors surgery, village hall and junior school. There are regular bus services to Redruth and Truro centre and Threemilestone is also a convenient location for access to Treliske Hospital, Richard Lander School and Truro College.

The city of Truro is the shopping and administrative centre of Cornwall and has an eclectic mix of both local and national shopping outlets together with restaurants and bars.

The coastal town of Falmouth on the south coast, which is Cornwall's university town is within eleven miles and the north coast village of Porthtowan with its sandy beach and surfing will be found within seven miles.

ACCOMMODATION COMPRISES

uPVC double glazed door to:-

ENTRANCE PORCH

Radiator. Coat hanging space. Panelled door opening to:-

LOUNGE 13' 11" x 13' 10" (4.24m x 4.21m) maximum measurements

Two uPVC double glazed windows to the front. Staircase to first floor, radiator and coved ceiling. Panelled door to:-

KITCHEN/DINER 13' 10" x 8' 5" (4.21m x 2.56m) maximum measurements

uPVC double glazed door and window to rear. Fitted with a range of eye level and base units on three sides having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Cooker point with stainless steel hood over, space for automatic washing machine and extensive ceramic tiled splashbacks. Radiator and coved ceiling.

FIRST FLOOR LANDING

A central landing with airing cupboard containing 'Worcester' gas combination boiler. Access to loft space and radiator. Doors opening off to:-

BEDROOM ONE 10' 7" x 10' 3" (3.22m x 3.12m)

Two uPVC double glazed windows to the front. Recessed wardrobe, coved ceiling and radiator.

BEDROOM TWO 9' 5" x 7' 4" (2.87m x 2.23m)

uPVC double glazed window to the rear. Recessed wardrobe, radiator and coved ceiling.

BATHROOM

uPVC double glazed window to the rear. Fitted with a modern suite consisting of close coupled WC, pedestal wash hand basin and panelled bath with plumbed shower over. Extensive ceramic tiling to walls, coved ceiling and radiator.

OUTSIDE FRONT

To the front there is an open plan lawned garden which sets the property back from the access road.

REAR GARDEN

The rear garden is enclosed, largely lawned with a timber shed and patio. Pedestrian access leads out to the rear. Parking is available in unallocated bays around the property.

AGENT'S NOTE

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

DIRECTIONS

From the centre of the village with the Co-op store on your left hand side head out of the village along Hugus Road and at a staggered junction turn right into Lower Hugus Road and then turn right again into Jubilee Road bearing right again where the entrance to Silver Way will be found ahead of you to the right with the property being identified as the first one on the left. If using What3words: impervious.ferrets.vies

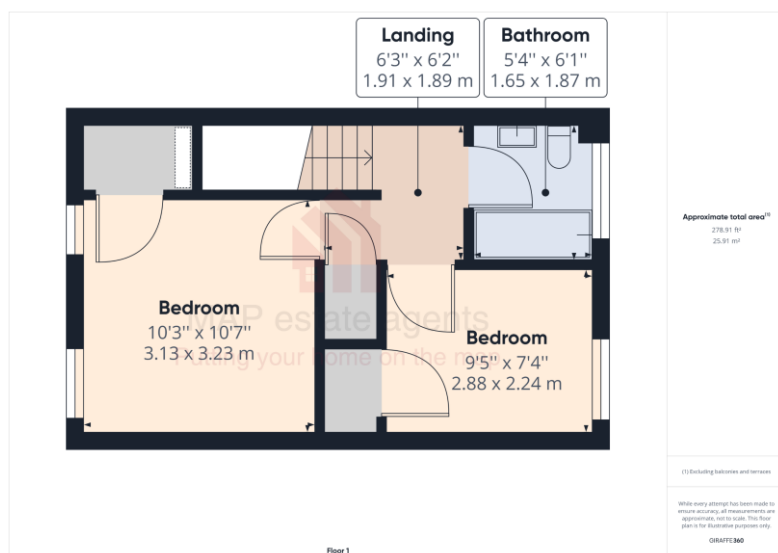


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern semi-detached house
- Two bedrooms
- Lounge
- Kitchen/dining room
- First floor bathroom
- Gas central heating
- uPVC double glazing
- Enclosed rear garden
- Chain free sale
- Ideal for first time buyer or investment



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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