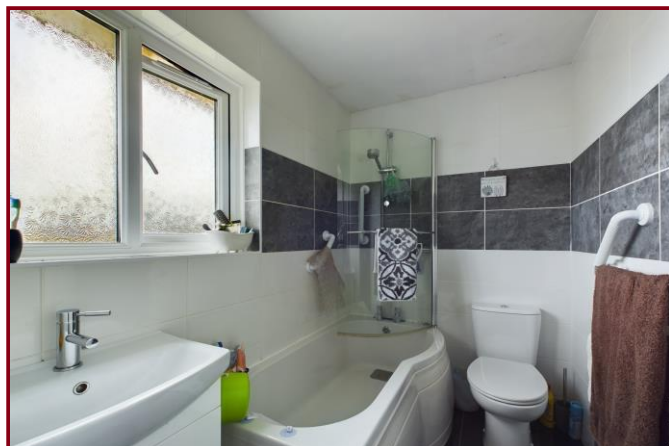




MAP estate agents
Putting your home on the map

**Albany Road,
Truro**

**£250,000
Freehold**





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Truro**

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Property Introduction

An end terrace property located in an ideal location for access to the local amenities of Higher Town with the city centre within a reasonable walking distance as well as Treliske Hospital.

Located in a popular residential area in Truro, the property benefits from a comprehensive gas fired central heating system, complemented by double glazed windows.

The accommodation comprises of an entrance hallway giving access to lounge with feature wood burner, fitted kitchen/diner, whilst to the first floor are two bedrooms with built-in wardrobes and a modern bathroom suite.

Externally is an area of garden to the front laid to lawn with pathway via the side of the property accessing the rear. The garden to the rear is laid to lawn with a concrete pathway accessing both the property and the off-road parking facilities.

Location

Truro offers a variety of independent retail outlets sat alongside some of the more recognised national chains. With its cobbled streets and interesting Georgian architecture, the city is very popular with visitors and offers a good range of restaurants and of course the Hall for Cornwall which is located on the piazza. Both north and south coasts with their contrasting coastlines are within reasonable travelling distance with the north being popular for surfing and the south is renowned for its excellent sailing waters.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Staircase to first floor. Radiator. Access to:-

LOUNGE 16' 10" x 10' 5" (5.13m x 3.17m) maximum measurements

Double glazed window to front and rear elevation. Radiator. Feature wood burner with slate hearth. Access to:-

KITCHEN 14' 11" x 10' 3" (4.54m x 3.12m) L-shaped, maximum measurements

Double glazed window to rear and front elevations with double glazed door to exterior. A good range of wall and base storage cupboards with work surface incorporating a single stainless steel

sink. Plumbing for automatic washing machine, cupboard utilised as a pantry. Understairs storage cupboard. Part tiled walls, space for oven with stainless steel extractor over.

FIRST FLOOR LANDING

Double glazed window to rear elevation.

BEDROOM ONE 14' 11" x 10' 4" (4.54m x 3.15m) maximum measurements

Double glazed window to front and rear elevation. Double storage cupboard with boiler plus additional single wardrobe, radiator.

BEDROOM TWO 10' 5" x 9' 8" (3.17m x 2.94m)

Double glazed window to front elevation. Single wardrobe. Access to loft.

BATHROOM

Double glazed window to rear elevation. A modern white suite comprising panelled bath, close coupled WC and wash hand basin with storage cupboard under. Heated towel rail. Tiled walls and floor. Chrome heated towel rail.

OUTSIDE FRONT

Immediately to the front of the property is a lawn with a gateway accessing via the side of the property leading round to the:-

REAR GARDEN

The garden is lawned with a central concrete pathway that gives access to a bricked off-road parking facility.

SERVICES

Mains drainage, mains water, mains electricity, mains gas.

AGENT'S NOTE

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

DIRECTIONS

From The County Arms at Highertown, turn right into Malabar Road, taking the second turning on the right hand side into Albany Road where the property is located a short distance along on the left hand side. If using What3words:- things.added.soil

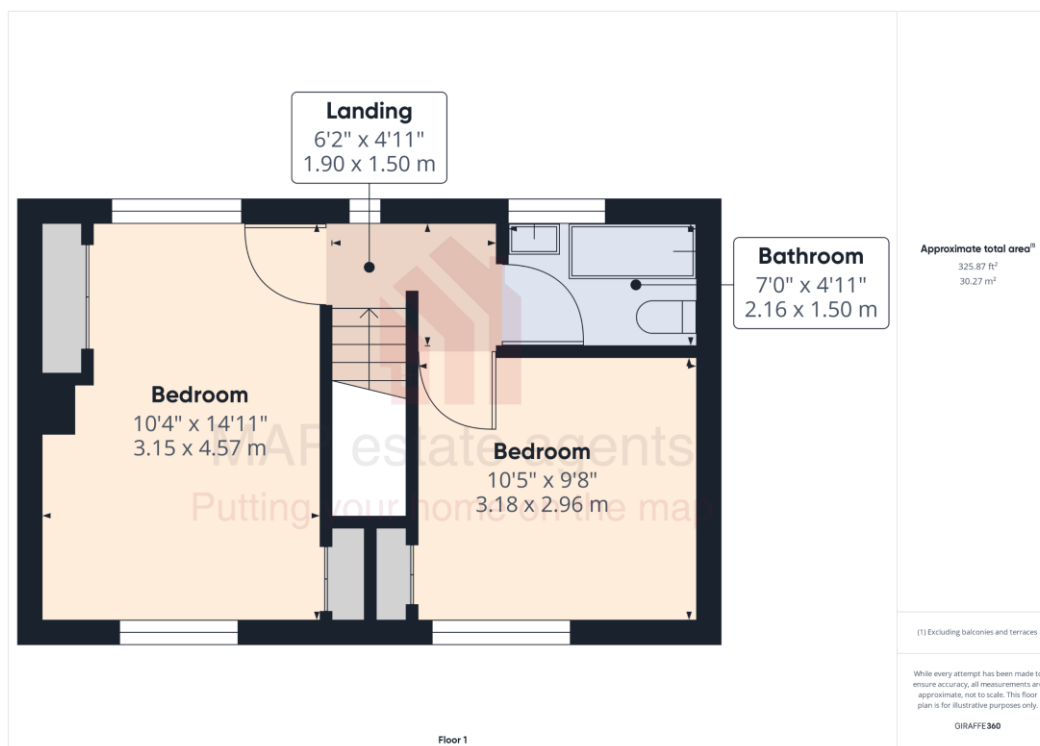
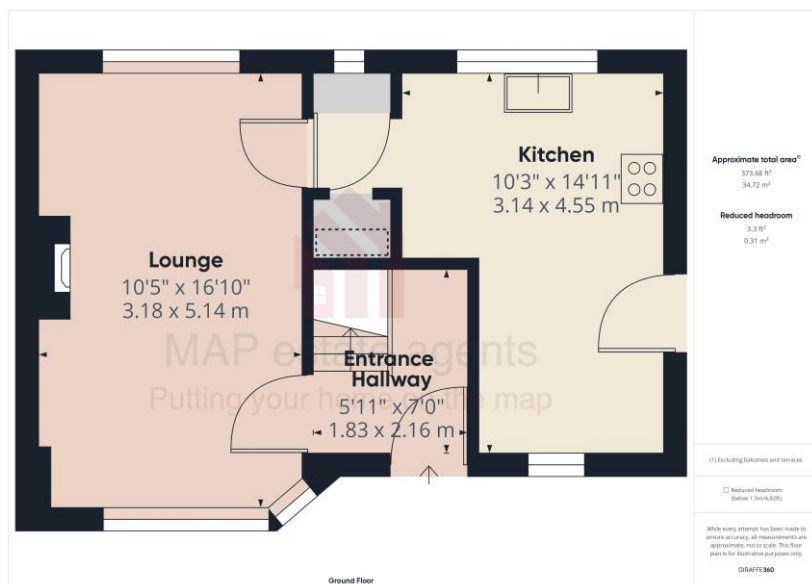


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Modern end terrace house
- Lounge with wood burner
- Fitted kitchen/diner
- Two bedrooms
- First floor modern bathroom suite
- uPVC double glazed windows
- Gas central heating system
- Lawned rear garden
- Bricked off-road parking
- Ideal position for access to the facilities of Higher Town and Treliske



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