



4 Lower Rosewin Row, Truro

£199,000



**CLIVEPEARCE**

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£199,000

One of Truro's hidden treasures! Acity cottage located on a traffic free terrace within a couple of minutes walk of the centre. Delightful garden, two bedrooms, bathroom, living room, dining room and kitchen.



# Property Description

## Why You'll Like It

A truly delightful city cottage which is tucked away on a pretty terrace and with a few moments stroll of the city centre. Stepping inside the property, a vestibule opens through to the living space and you'll immediately be aware of the lovely high ceilings. A window over looks the front garden and has a view of the cathedral spires and the fireplace provides a focal point. The dining area is open plan to the lounge and just off it is a kitchen which has pine front cabinets and workspace. Upstairs you'll find two good sized bedrooms and a bathroom with a white suite. Electric heating is installed. The garden to the front of the property is most attractive and has a usefully brick outbuilding.

## Where It Is

One of Truro's most prized southerly facing terraces of character cottages with exceptional views having the beauty of Truro Cathedral as the focal point. Located in a conservation area, a short distance up hill from the city centre on the Northern side of Truro, this location is very convenient for those wishing to walk into the town. There is a very well managed and highly regarded pub, The Rising Sun a short distance away and the favoured Archbishop Benson Primary School is also in this part of the city.

## Services and Tenure

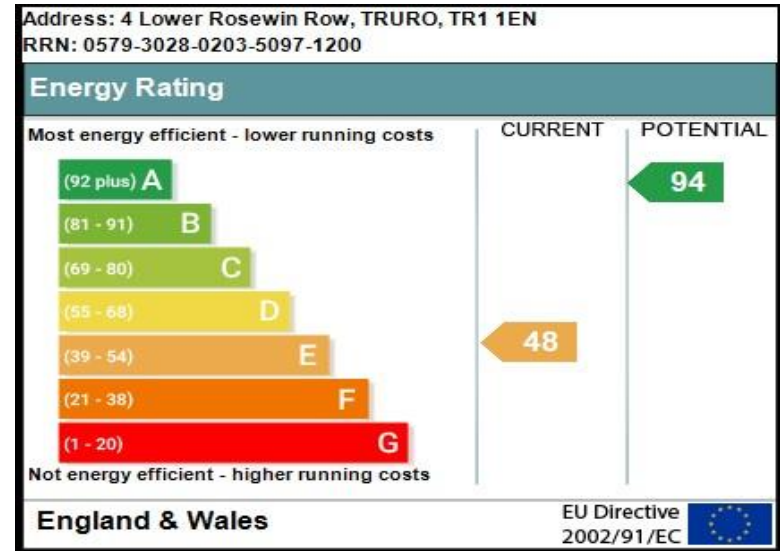
Freehold Council Tax Band B Mains electric, water and drains.

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