



- Offered With No Onward Chain
- Attractive Stone Fronted Cottage
- 2 Reception Rooms
- 3 Bedrooms

43 Carclew Street, Truro, TR1 2DZ

Asking Price Of £240,000

An attractive stone fronted 3 bedroom cottage located within a short walk into the heart of Truro City. This lovely charming cottage has the added benefit of a car parking space and a good size enclosed rear garden. The property comprises of a welcoming living room having a feature fireplace with storage cupboards and shelving either side. From the living room a door opens into the dining room with feature fire place. The kitchen is found towards the rear of the property being fitted with modern cream wall and base units, a doorway then leads to an inner hallway which in turn leads to the downstairs newly fitted white bathroom. On the first floor there are



Property Description

DESCRIPTION

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LOCATION

Conveniently situated within the heart of Truro city centre and within walking distance to many of the cities facilities which include shops, restaurants and bars as well as schooling and a mainline railway station.

LIVING ROOM

15' 5" x 12' 10" (4.71m x 3.93m) Double Glazed wooden sash window to the front elevation having window seat. Feature fire place with marble hearth, to either side of the fire place there are storage cupboards with shelving. Radiator, exposed beam, wood flooring and wall mounted light. Door opens into the dining room.

DINING ROOM

15' 9" x 8' 2" (4.81m x 2.51m) to include under the stairs Feature fire place, radiator. Wooden double glazed sash window to the rear elevation. Stairs rise to the first floor

accommodation.

KITCHEN

10' 11" x 7' 2" (3.34m x 2.19m) Fitted with a range of wall and base units having a complimentary roll edge worktops with inset stainless steel sink and drainer unit with mixer tap over and tiled splash backs. Space for cooker with extractor fan over. Space for Fridge. Double Glazed UPVC window to the side elevation. The boiler can be found under the worktop on the left hand side.

INNER HALL

Tiled flooring, doors open into the bathroom and garden.

BATHROOM

8' 0" x 7' 2" (2.44m x 2.19m) Obscure UPVC window to the side elevation. Newly fitted white bathroom suite.

FIRST FLOOR

BEDROOM

13' 1" x 9' 10" (4.01m x 3.01m) Wooden Double Glazed sash window to the front elevation, radiator and loft hatch. Open wardrobe space with hanging rail.

BEDROOM

12' 6" x 8' 5" (3.82m x 2.58m) Wooden Double Glazed sash window to the rear elevation, radiator.

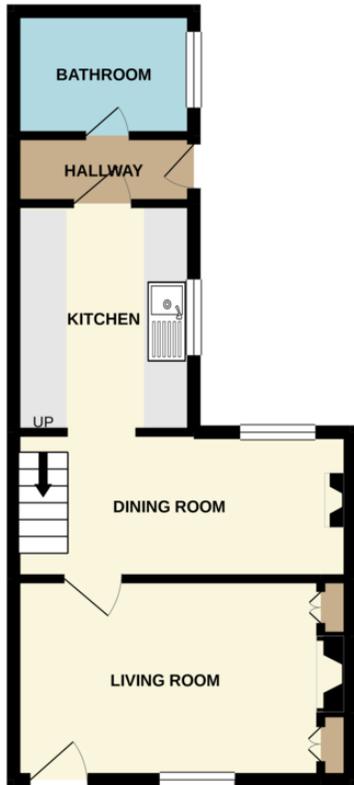
BEDROOM

10' 0" x 5' 4" (3.05m x 1.64m) Wooden Double Glazed sash window to the front elevation, radiator.

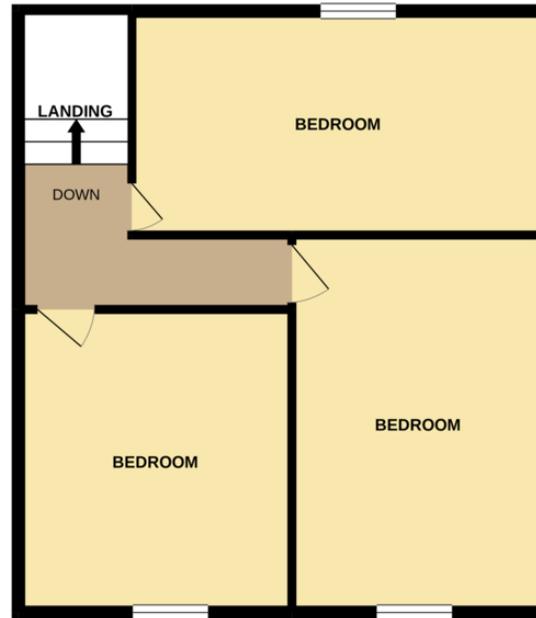
OUTSIDE

The attractive rear garden is enclosed by fencing and walling having a range of flowers and shrub borders to one side. There is an area laid to lawn. The patio/ BBQ area is of a good size with views towards the Cathedral. From the garden a gate opens onto a pathway leading to the parking area.

GROUND FLOOR



1ST FLOOR



DIRECTIONS

From our offices in Lemon Street proceed up Lemon Street taking the second turning on your left into Carclew Street where the property can be found on the left hand side.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements