



MAP estate agents
Putting your home on the map

**Goodern Drive,
Truro,**

**Auction Guide Price £245,000+
plus fees
Freehold**





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Property Introduction

Offered for sale with joint auctioneer Clive Emson on 20th March 2025.

An opportunity to purchase this spacious modern semi-detached family home located in a tucked away location enjoying rural views from the first and second floors. Being sold with vacant possession the accommodation comprises of an entrance hallway accessing a cloakroom, study/bedroom five, kitchen/diner, four further bedrooms to the first and second floor, the principal has an en-suite and a further family bathroom. Throughout the accommodation has double glazed windows and a gas fired central heating system with an enclosed garden to the rear and allocated parking.

For sale in conjunction with Clive Emson Auctioneers. For a copy of the full auction catalogue and the legal pack for the property please go to www.cliveemson.co.uk or contact Clive Emson Auctioneers on 01392 366555.

Location

The property is ideally situated for access to RCH Treliiske hospital while a bus service operates to the city centre which offers many high street multiples along with independent shops, restaurants, eateries and a mainline railway station operating to London Paddington. Nearby is also Truro college as well as the leisure centre. The local schools enjoy an excellent reputation while both north and south coasts are within a reasonable traveling distance with their contrasting coastlines the north being popular for surfing and the south being ideal for sailing.

ACCOMMODATION COMPRISSES

ENTRANCE HALLWAY

Doorway to exterior, radiator, staircase to first floor.

CLOAKROOM

Double glazed window, close coupled WC, wash hand basin with tile splash back and radiator.

BEDROOM FIVE/STUDY 9' 10" x 9' 9" (2.99m x 2.97m) irregular shape

Double glazed window, radiator.

KITCHEN/DINER 14' 11" x 12' 11" (4.54m x 3.93m) L-shaped, maximum measurements

Two double glazed windows and double glazed French doors to exterior. One and a quarter stainless steel sink unit with mixer tap. A good range of base and wall mounted storage cupboards. Part tiled walls. Gas fired boiler. Built-in oven, hob with extractor over. Under stair storage cupboard

FIRST FLOOR LANDING

Built in cupboard, stairs to second floor

BEDROOM FOUR 7' 11" x 6' 5" (2.41m x 1.95m)

Double glazed window, radiator.



BEDROOM THREE 9' 8" x 8' 1" (2.94m x 2.46m)

Double glazed window, radiator.

BATHROOM

Double glazed window, pedestal wash hand basin and close coupled WC. Hand grip bath with shower grip attachment over and shower screen. Radiator, shaver point, extractor fan.

LOUNGE 14' 11" x 9' 10" (4.54m x 2.99m) maximum measurements

Two double glazed windows, two radiators.



SECOND FLOOR

Built in storage cupboard with storage tank, access to:-

BEDROOM TWO 14' 10" x 9' 0" (4.52m x 2.74m)

Two double glazed windows to rear. Two radiators, access to loft. Pleasant views over the whole Halbullock nature reserve and countryside beyond.

BEDROOM ONE 14' 11" x 9' 11" (4.54m x 3.02m) plus door recesses

Two double glazed windows, two radiators.



EN-SUITE SHOWER ROOM

Double glazed window, close coupled WC and pedestal wash hand basin. Shower cubicle, shaver point and extractor fan.

EXTERIOR

The rear garden is enclosed and laid to lawn while imminently to the front of the property are two allocated parking spaces.

SERVICES

Mains water, electric and gas

AGENTS NOTE

Council tax band C.

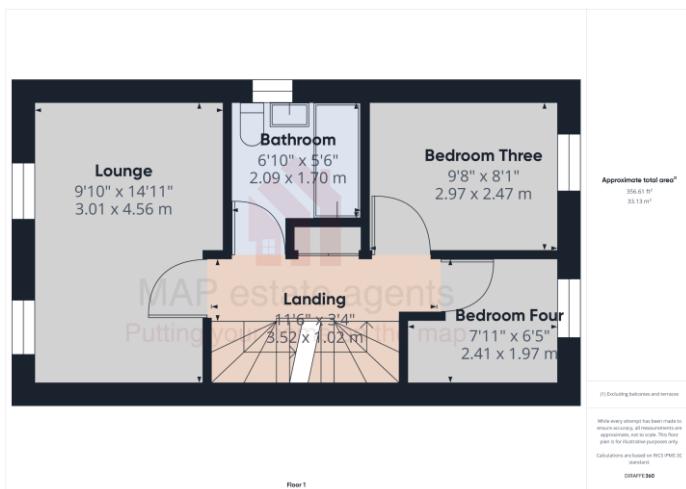
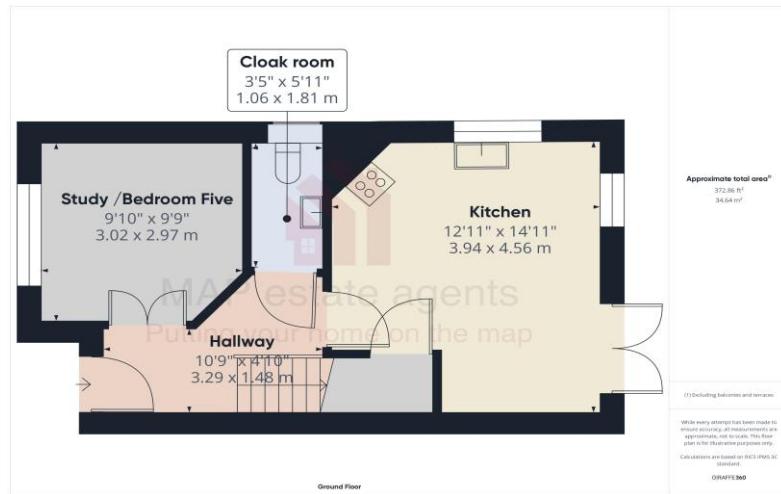
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DIRECTIONS

Proceeding along Sparnock Grove follow the road to the left which leads to Goodern Drive where the property is situated on the right hand side. Where a MAP for sale sign has been erected for identification purposes. If using what three words ideals.working.bookshelf

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
78	C	78 C	89 B



MAP's top reasons to view this home

- Spacious semi-detached family home
- Offered for sale in conjunction with Clive Emson
- Four/five bedrooms, bedroom five/study
- Principal bedroom with en-suite
- Kitchen/diner
- Ground floor cloakroom
- Offered for sale at online auction on March 20th 2025
- Double glazed windows, complemented by gas central heating system
- Allocated parking and enclosed garden
- Elevated rural views from first and second floor

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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