



9 Greenwith Close, Truro
Offers in Excess of £300,000



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01872 272622 | hello@clivepearceproperty.com



Offers in Excess of
£300,000

A surprisingly spacious three bedroom house occupying the CORNER PLOT with views of Truro Cathedral, large rear garden, conservatory and garage. Great location near Bosvigo Primary School.

Property Description

Why You'll Like It

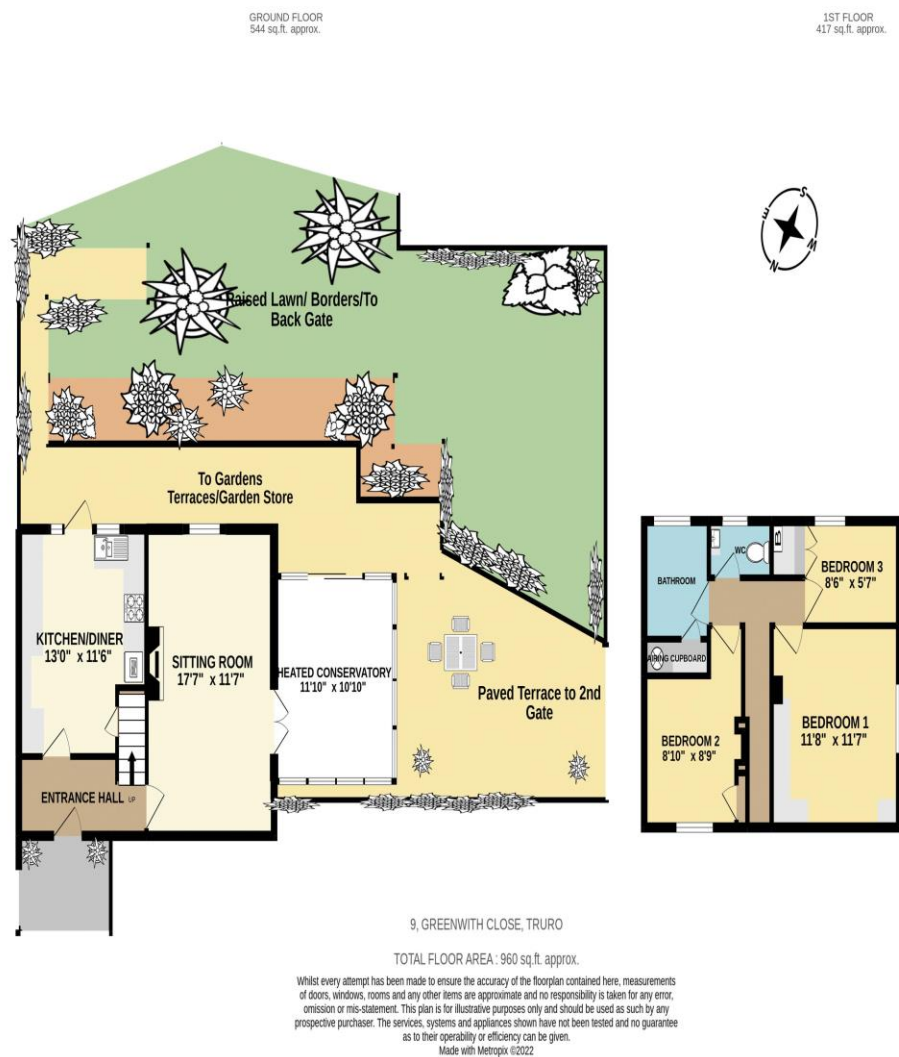
This delightful house is surprisingly spacious inside and benefits from its corner position which creates a larger than expected garden and an additional degree of privacy. The property has three bedrooms and a conservatory and while being technically mid terraced feels much more like an end terrace or semi detached house. Greenwith Close is a select 1960s development of generously proportioned houses arranged in a U shape with garages in a separate block. The property is approached via some steps and there is some attractive landscaping to the front of the property. The frontage seems small, tucked in the corner but once inside the property opens up with the ground floor rooms looking out to the sunny rear garden. There's a spacious entrance hallway with stairs to the first floor. The kitchen / dining room has plenty of space for a dining table and an attractive range of fitted base, wall and tower units with plenty of practical laminated work surface. The appliances are integrated with the fridge / freezer, washing machine, tumble dryer, 45cm dishwasher, eye-level AEG double electric oven and gas hob all built-in. There's a handy back door from here out into the rear garden. The living room has a tall window facing the rear garden and there is a gas fire built-in. The property has a large UPVC double glazed conservatory with double glazed roof and sliding patio door fitted which is a lovely place to sit and enjoy the garden views all year round and would be ideal for those barbecues when you want to cook outdoors but sit in the warmth to eat! Upstairs bedroom one has fitted wardrobes and plenty of space for a double bed. From bedroom two the views across the city are fantastic with the iconic viaduct and Crown Courts buildings and Truro Cathedral all in sight, a vista which is arguably even prettier at night when the cathedral is illuminated. There is also a built-in cupboard. Bedroom three is a well proportioned single room with built in wardrobe (where the boiler is also located) and a lovely view of the rear garden.

Where It Is

Greenwith Close is conveniently situated in the Redannick area of the city with the amenities of Truro City just a short stroll away. Transport links are excellent with regular buses and the mainline train station is just a short walk away. School provision locally is good with both primary and secondary schools nearby (Bosvigo Primary and Truro High School are very close). There is a friendly play park in the area and a lovely sense of community. The Thomas Daniell pub at the end of Daniell Street is a highly regarded food and ale pub and is well supported by local residents. The Lander and Three Spires doctors surgeries are within walking distance too. Truro is a delightful city with the neo-gothic cathedral (seen from the property) at its heart and the recently finished Hall For Cornwall is a state of the art theatre with a fantastic programme of events. The city has a lovely selection of shops, restaurants and cafes and there are many country and riverside walks nearby.

Tenure and Services

The property is thought to date from 1964 and is freehold. There is mains water, mains drainage, mains electricity, mains gas central heating. The property has UPVC double glazing. Council tax band C Permit parking scheme in operation



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

31 Lemon Street Truro Cornwall TR1 2LS
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