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Trenarlett, Top Hill, Grampound Road, Truro, Cornwall TR2 4DR

\*GUIDE PRICE £120,000+



A four bedroom end terrace house requiring modernisation, set approximately 8.5 miles from the city centre of Truro, Cornwall.

#### DESCRIPTION

A well proportioned extended four bedroom end of terrace house in need of modernisation. The rear extension of the property has been classified as a Mundic block grade B, therefore making the property suitable for cash buyers only. The property features a lounge, kitchen, separate dining room to the ground floor, to the first floor there are four bedrooms and a bathroom. The property benefits from double glazed windows and electric heating. A real benefit is the driveway and garage to a house of this style. Good sized gardens to the rear.

#### LOCATION

The village of Grampound Road lies between St Austell and Truro with a good range of local services including post office, shop, public house, primary school (rated good to outstanding) plus a recreation ground. There is a regular bus service to both the city and St Austell, offering a far wider range of business, educational and shopping facilities.

#### ACCOMMODATION

**Ground Floor** Entrance porch, hallway, lounge, dining room, kitchen, rear lobby with storage and a cloakroom, garden access to the rear.

**First Floor** Four bedrooms and bathroom.

**Outside** To the front is driveway parking leading to a garage. At the rear is a fenced garden requiring landscaping.

#### NOTE

Grade B Mundic has been found in the extension. Suitable for cash buyers only.

#### EPC

Energy Efficiency Rating – F

#### AUCTION VALUER

Lucy Fuller

#### VIEWING

Strictly by appointment only with Stratton Creber Truro 01872 275376. General enquiries Countrywide Property Auctions 01395 275691.

