

Eglos Road, Shortlanesend, Truro, TR4 9BZ

Asking Price: £280,000

STRATTON CREBER







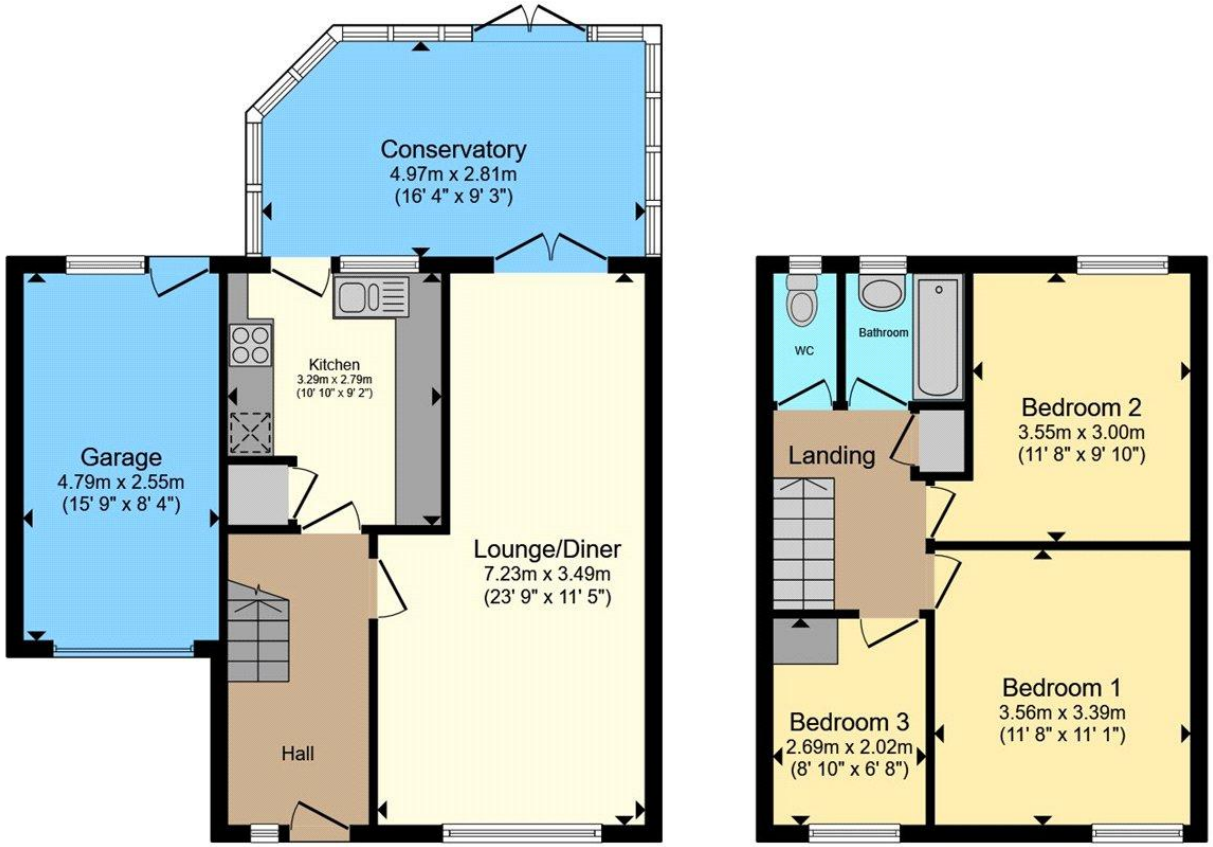
A spacious and well presented 1970's built semi detached home. Located in the ever popular village of Shortlanesend with its many local community amenities and convenient access to the A30, the north Cornwall coast and Truro city centre only two miles away.

Offered for sale with no onward chain.

The stylish updated accommodation comprises a welcoming entrance hall, a light and airy dual aspect lounge/dining room with door at the rear leading to the large conservatory. The conservatory overlooks the rear garden and has plenty of space for easy chairs and a dining room table. The ground floor accommodation is completed with a modern contemporary kitchen with plenty of storage and food preparation work space. To the first floor there are three bedrooms, consisting of two doubles and a single, a separate WC and bathroom room with over the bath shower with rainwater shower head adding a touch of luxury.

The property benefits from electric heating and double glazing.

To the front of the property there is a lawned garden. To the rear there is a fenced garden, mainly laid to lawn with raised timber decked seating area and side access gate. To the side of the property is a driveway for one vehicle which in turn leads to the garage. The garage has power and a rear access door to the rear garden.



Ground Floor

First Floor

Total floor area 105.5 m² (1,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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