



New Hill Estate, Grampound, Truro

Asking Price: £90,000

STRATTON
CREBER

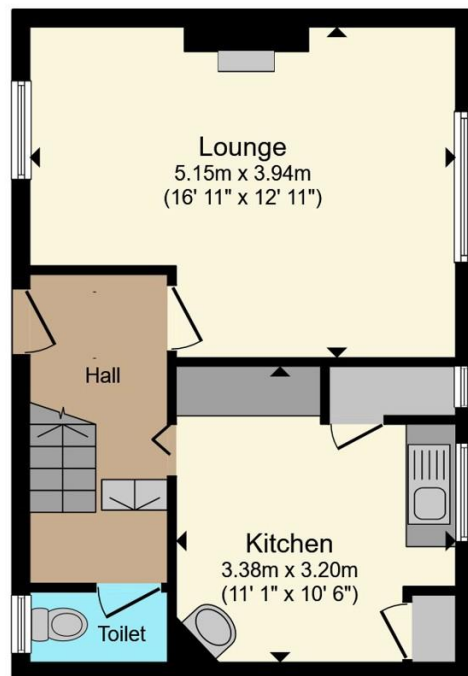


Located within the popular New Hill Estate in the village of Grampound, this three-bedroom terraced home offers a fantastic opportunity for buyers looking to modernise and add value. Available with no onward chain, the property is ideal for first-time buyers, families or investors seeking a well-located home with strong potential.

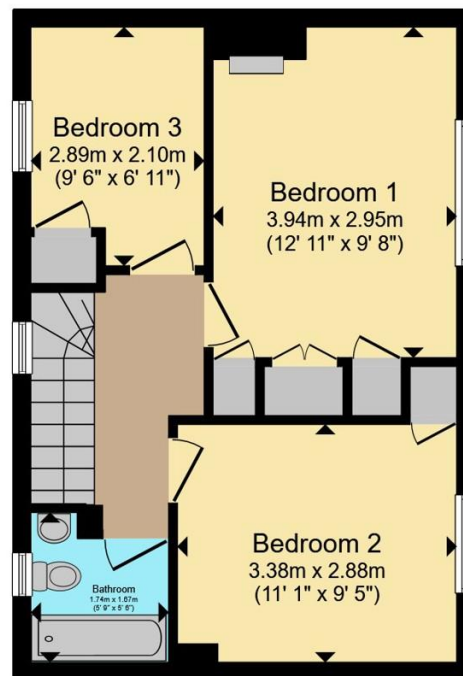
The accommodation is arranged over two floors and includes a spacious living area, a separate kitchen with access to the rear garden, and a practical layout well suited to everyday family life. Upstairs, there are three bedrooms of good proportions, along with a family bathroom.

Outside, the property benefits from on-street parking to the front, while the rear garden provides a private outdoor space with scope for improvement or landscaping to suit individual needs.

Although the house now requires some modernisation, it presents an excellent blank canvas for purchasers to update to their own taste. Situated in a convenient village location with access to local amenities and transport links, New Hill Estate offers a strong sense of community while remaining well placed for Truro, St Austell and the



Ground Floor



First Floor

Total floor area 79.1 m² (851 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





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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Code: STL_STL250163_R4PL_8

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