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Roseworthy Road, Shortlanesend, Truro, TR4 9RR

Offers in Excess of : £250,000

**STRATTON
CREBER**



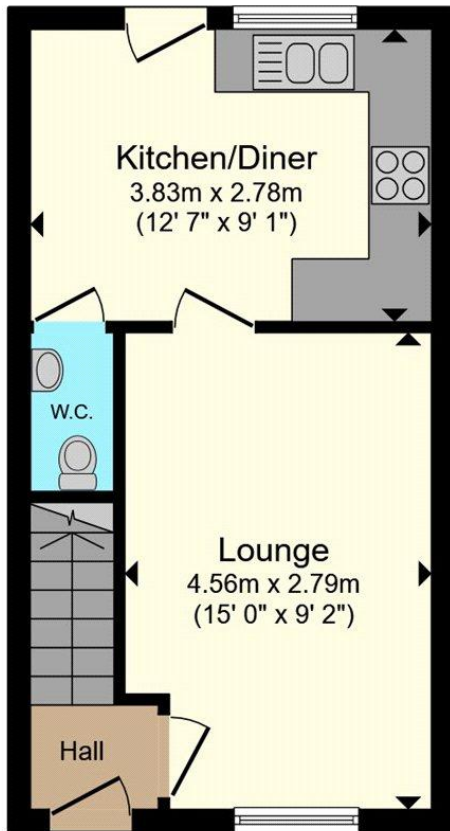
Well presented two-bedroom semi-detached, built by Wain Homes in 2015 and situated on a popular residential development. Located in the ever popular village of Shortlanesend with its many local community amenities and convenient access to the A30, the north Cornwall coast and Truro city centre only two miles away.

This attractive home provides well-proportioned accommodation throughout, comprising a welcoming lounge featuring a charming log burner, a modern breakfast kitchen and a convenient ground floor WC. To the first floor are two bedrooms and a family bathroom.

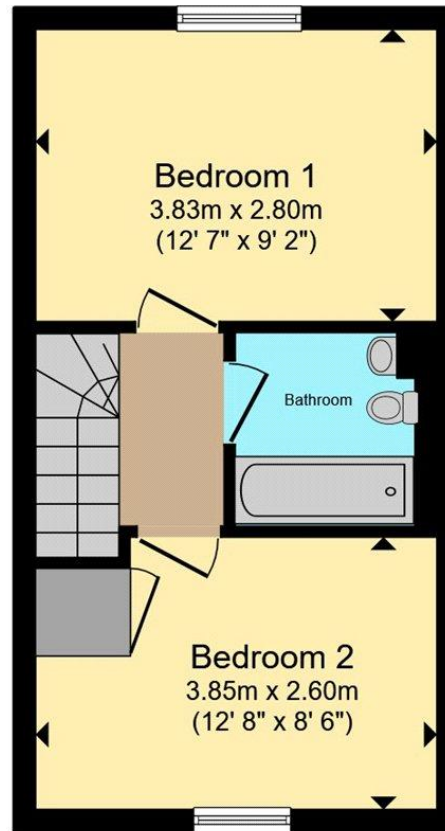
The property benefits from double glazing and electric heating throughout.

Externally, there is a garden to the front, whilst the enclosed rear garden is mainly laid to lawn, providing an ideal space for relaxing or entertaining. To the side of the property is off-road parking for two vehicles. There is also a garage located close by under a coach house with another parking space.

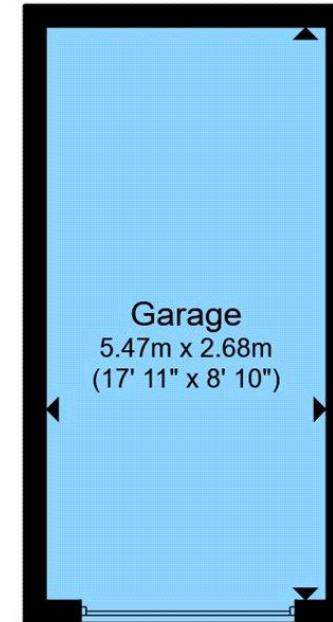
An excellent opportunity for first-time buyers, downsizers or investors alike, this superb home is ready to move straight into.



Ground Floor



First Floor



Garage

Total floor area 71.6 m² (771 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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