



Richmond Hill | | Truro | TR1 3HW

**Guide Price £185,000**





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Offered onto the market with no onward chain, this city centre two bedroomed cottage would benefit from updating and modernisation. The internal accommodation briefly comprises: Entrance Hallway, living room with feature fireplace, kitchen with a range of base and wall units, electric oven and hob, inner passageway with doors leading to the rear garden and bathroom suite. To the first floor are the two bedrooms. Externally there is an outbuilding to the rear with steps leading to the garden which has a timber shed.

- No Onward Chain
- Living Room
- Kitchen
- Two Bedrooms
- Garden
- Bathroom

### Description

Offered onto the market with no onward chain, this city centre cottage would benefit from updating and modernisation.

### Location

Truro city centre has a wide range of high street shopping facilities as well as bars, restaurants and the Hall for Cornwall. The property is conveniently located for Truro railway station which connects to London Paddington and is also within walking distance to Bosvigo Junior school.

### Hallway

### Living Room

13'3" x 9'11" (4.06 x 3.03)







### Kitchen

6'7" x 13'9" (2.01 x 4.20)

### Bathroom

7'7" x 4'8" (2.32 x 1.44)

### First Floor

### Bedroom

10'7" x 13'6" (3.25 x 4.12)

### Bedroom

6'6" x 14'2" (1.99 x 4.34)

### Agents Information

Tenure: Freehold

Council Tax Band: A

EPC TBC



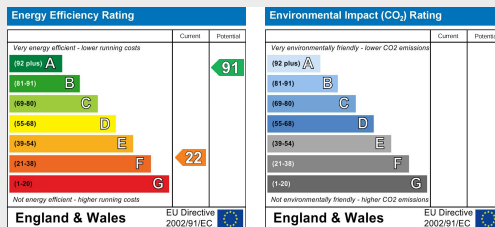
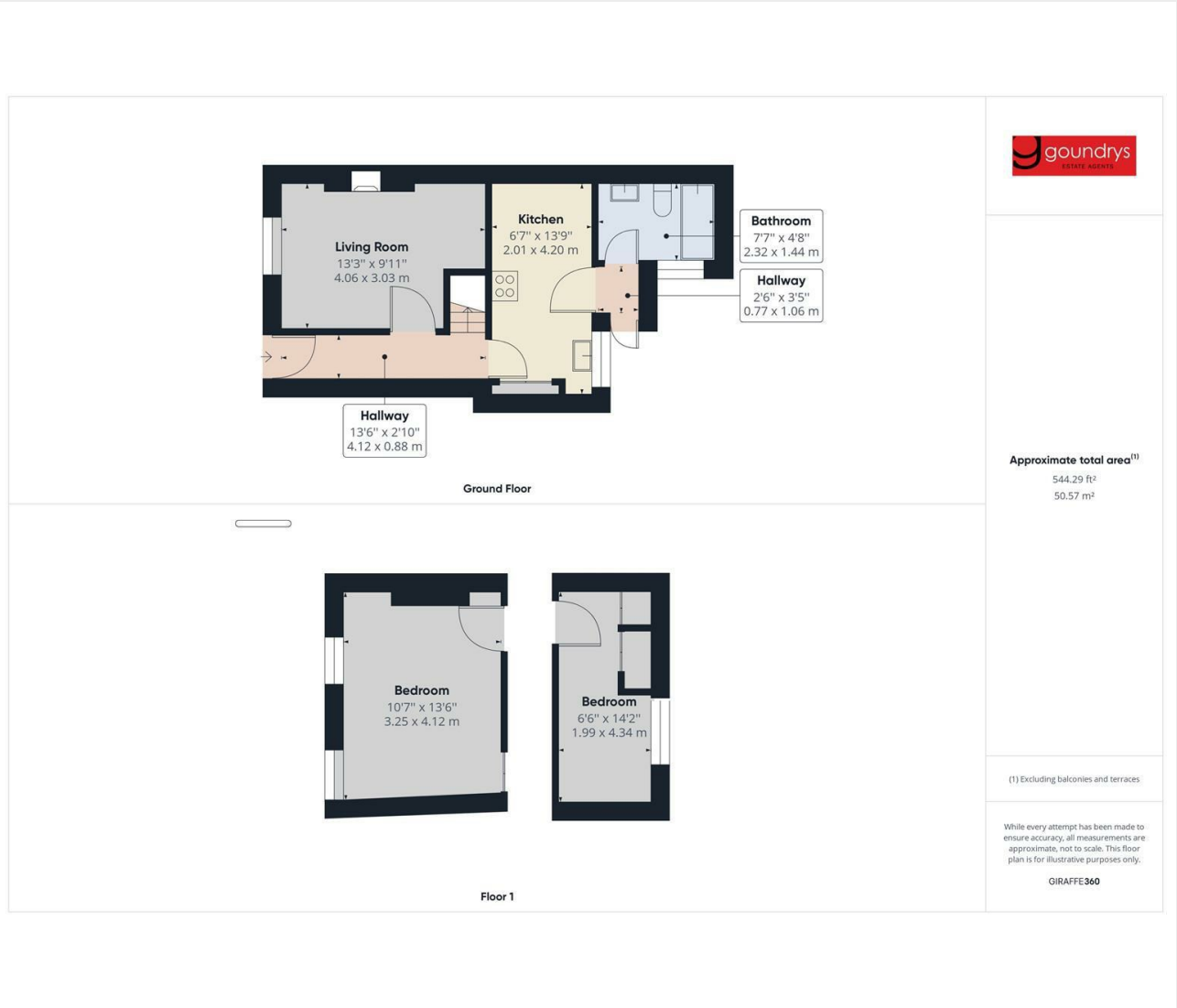
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

### PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



Treleven House, Unit 5 Threemilestone Industrial Estate  
Truro  
Cornwall  
TR4 9LD  
01872 242425  
sales@goundrys.co.uk  
<https://www.goundrys.co.uk/>