



Eglos Road | Shortlanesend | Truro | TR4 9DR

Asking Price £160,000



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Situated in the popular village of Shortlanesend, this two bedroomed end terraced house would benefit from updating and modernisation throughout but does have a pleasant outlook over looking the green from the front elevation. The internal accommodation briefly comprises: Living room with stairs to first floor and access to the inner hallway, bathroom, the ground floor accommodation is completed by the fitted kitchen with a range of base and wall units, and doors opening to the rear garden. To the first floor are the two bedrooms and an occasional room. Externally there is a rear garden. The property also has the benefit of a garage in a block which is situated a short distance from the property.

- End Terrace House
- Living Room
- Rear Garden
- Two Bedrooms
- Kitchen/Diner
- Occasional Room

Description

Location

Living Room

15'8" x 11'7" (4.80 x 3.54)

Bathroom

5'7" x 6'0" (1.71 x 1.83)

Kitchen

11'7" x 9'7" (3.54 x 2.94)

First Floor Landing

Bedroom

5'11" x 9'8" + 5'6" x 5'1"
 (1.82 x 2.96 + 1.70 x 1.55)

Occasional Room

7'2" x 6'0" (2.20 x 1.83)

Bedroom

11'7" x 13'7" (3.55 x 4.15)

Agents Note



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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