



Ventonlace | Grampound Road | Truro | TR2 4EQ

£260,000



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Situated within this popular village, this immaculate three bedroomed semi-detached house has gas fired heating and double glazing. Occupying a traffic free location over looking the green from the front elevation, the internal accommodation briefly comprises: Entrance hallway with stairs to first floor, living room with feature fireplace housing gas coal effect fire, newly fitted kitchen/diner with a range of base and wall units, space for electric cooker, worktop incorporating stainless steel sink unit, under pelmet lighting, under stairs storage cupboard, plumbing for washing machine and dishwasher, the ground floor accommodation is completed by the conservatory with tiled flooring. To the first floor are the three bedrooms and modern bathroom suite with panel bath with electric shower above. Externally the property has a garage and parking, the front garden has a lawn with flowerbeds and mature shrubs. The sunny rear garden is south facing and has a decked seating area, outside tap, steps leading to pathway with gravelled area and gated access to the garage and parking.

- Three Bedrooms
- South Facing Rear Garden
- Gas Fired Heating
- Traffic Free Location
- Newly Fitted Kitchen
- Semi Detached
- Conservatory
- Garage & Parking
- Popular Village

Description

Location

Entrance Hallway

Living Room

Kitchen/Diner

Conservatory

First Floor Landing

Bedroom

Bedroom

Bedroom

Bathroom

Garage

Agents Information

13'0" x 8'1" (3.98 x 2.48)

9'9" x 6'3" (2.98 x 1.91)

12'9" x 8'1" (3.91 x 2.47)

6'11" x 5'6" (2.11 x 1.68)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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