



Park Kerwys | | Truro | TR1 2FX

Guide Price £375,000



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Offering spacious accommodation arranged over three levels, this generous four bedroomed family home boasts a large sunny rear garden, parking for a number of vehicles and benefits from being within close proximity to Truro City Centre.

- Four Bedrooms
- Master Bedroom
- Parking For 3 Vehicles
- Large Rear Garden
- Popular Development
- No Onward Chain
- En-Suite Shower Room
- Modern Fitted Kitchen With Appliances
- Accommodation Over Three Levels
- EPC Rating 86

Description

OFFERED ONTO THE MARKET WITH NO ONWARD CHAIN

Park Kerwys is located on this popular development which is situated on the edge of Truro and is within walking distance of the city centre.

The spacious accommodation is arranged over three floors and the internal accommodation briefly comprises: Entrance hallway with cloakroom, stairs to first floor, attractive wooden flooring flowing through the ground floor into the modern fitted kitchen/dining room with a range of base and wall units, integrated electric hob with hood above, electric oven, plumbing for washing machine, large living room with doors opening out onto the rear garden. To the first floor are three bedrooms and the family bathroom, to the second floor is the master bedroom with en-suite shower room.

At the side is a double car port with additional parking found to the front of the house. The rear garden can also be accessed via a private gated pathway, the generous garden is enclosed and enjoys a sunny aspect and is ideally positioned for the afternoon and evening sun.





Location

Park Kerwys is located on the edge of Truro city which has a range of shopping and schooling facilities, there is also the Hall For Cornwall theatre, cinema and a selection of restaurants and bars. Truro also has a mainline railway station connecting to London Paddington.

Entrance Hallway

Cloak room

Kitchen/Diner

15'5" x 9'6" (4.71 x 2.91)

Living Room

10'2" x 16'5" (3.10 x 5.02)

First Floor Landing

Bedroom

10'3" x 6'9" (3.13 x 2.06)

Bedroom

13'6" x 9'5" (4.13 x 2.88)

Bedroom

12'1" x 9'5" (3.70 x 2.89)

Bathroom

5'10" x 6'10" (1.79 x 2.09)

Second Floor

Master Bedroom

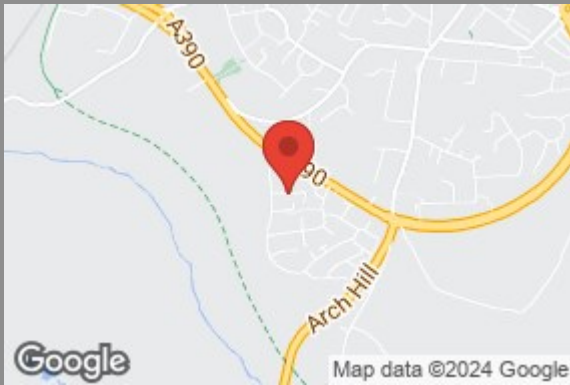
20'2" x 13'0" (6.17 x 3.97)

En-Suite Shower Room

5'10" x 8'2" (1.80 x 2.49)

Agents Information

Tenure Freehold
Council Tax Band D
Mains Gas/Electric/Water & Drainage



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	95		

Energy Efficiency Rating
 100% energy efficient - lower running costs
 A (92-100) | B (81-91) | C (69-80) | D (55-68) | E (39-54) | F (21-38) | G (1-20)
 Not energy efficient - higher running costs
 England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 A (02-10) | B (11-19) | C (20-28) | D (29-37) | E (38-46) | F (47-55) | G (56-64)
 Not environmentally friendly - higher CO₂ emissions
 England & Wales | EU Directive 2002/91/EC

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