goundrys
ESTATE AGENTS

- Three Bedrooms
- Detached Bungalow
- Garage & Ample Parking
- Private Sunny Gardens

14 Newbridge Lane, Truro, TR1 3JS

Asking Price Of £300,000

Spacious detached bungalow with a private rear garden and ample parking. The perfect location to buy as an investment and situated within close proximity to Treliske hospital, Truro College and Richard Lander School, this spacious detached three bedroom bungalow, has the added benefit of double glazing and gas fired heating and a private sunny rear garden. The Bungalow has ample parking and a garage and the internal accommodation briefly comprises: Entrance porch, hallway, living room with open access into the kitchen/diner with it's range of base and wall units and patio doors

Property Description

DESRIPTION

Located on the Western side of Truro is this spacious detached three bedroom bungalow which has the added benefit of double glazing and gas fired heating. The Bungalow has ample parking and a garage and the internal accommodation briefly comprises: Entrance porch, hallway, living room with open access into the kitchen/diner with it's range of base and wall units and patio doors opening to the rear garden. All three bedrooms have built in wardrobes and there is also a separate w/c and white bathrooms suite. The rear garden is landscaped with elevated seating areas with a selection of mature shrubs and trees.

Ideally located for Treliske hospital, Truro College and Richard Lander School a viewing is strongly advised.

LOCATION

Newbridge Lane is within 5 minutes walk of a regular bus route and is conveniently located for Treliske Hospital, Richard Lander school, Truro College and is within short motoring distance from Truro city centre with its wide range of amenities which include restaurants, shops and a mainline railway station connecting to London Paddington.

Double glazed door to entrance porch and further double glazed door to:-

ENTRANCE HALLWAY

With 2 radiators. Loft access. Cupboard housing hot water tank.

LIVING ROOM

17' 5" x 11' 11" (5.31m x 3.64m) Double glazed patio doors opening to the front elevation. Radiator. TV point. Feature fireplace. Open access into the:-

KITCHEN/DINER

16' 2" x 11' 8" (4.93m x 3.58m) Fitted with a range of base and wall units. Stainless steel sink unit. Space for fridge/freezer. Electric cooker. Gas boiler. Double glazed window to rear elevation. Double glazed patio doors opening

to the rear garden.

BEDROOM
9' 1" x 7' 4" (2.77m x 2.25m) Double glazed window to front elevation. Radiator. Including wardrobe.

BEDROOM
12' 4" x 9' 10" (3.77m x 3.02m) To face of built-in wardrobe. Double glazed window to front elevation. Radiator.

BEDROOM
9' 11" x 9' 11" (3.04m x 3.03m) measured to face of built-in wardrobe. Double glazed window to rear elevation. Radiator. Built-in wardrobe.

BATHROOM
9' 3" x 5' 4" (2.84m x 1.65m) Suite comprising of low level wc, pedestal wash hand basin, bath with shower above. Extractor. Chrome heated towel rail.

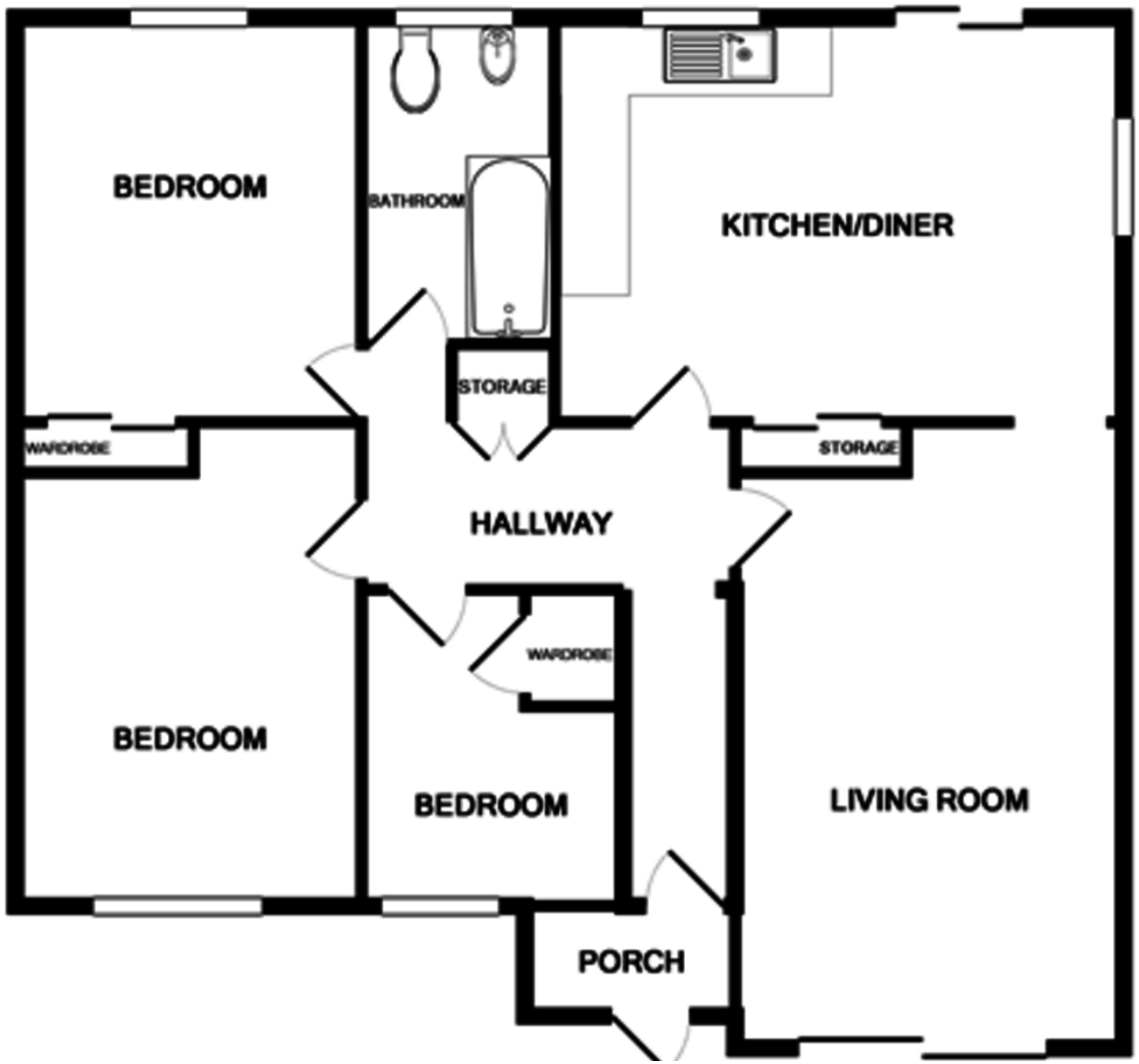
SEPERATE W/C
With low level wc. Obscure glass double glazed window to rear elevation. Tiled flooring.

OUTSIDE
To the front of the garage is hardstanding and gravelled parking for approximately 3 vehicles.

GARAGE
Not measured at time of inspection. Metal up and over door. Light and power connected.

FRONT GARDEN
The front garden has seclusion with mature shrubs and trees and also has a lawned area.

REAR GARDEN
The rear garden has been landscaped and benefits from an outside tap. Seating area. Lawned areas with flowerbeds and mature shrubs.



DIRECTIONS

From our office in Lemon Street proceed up Lemon Street which in turn becomes Falmouth Road. At the double roundabout turn right, as signposted towards Redruth and Treliske Hospital. Continue along this road without deviation, passing Sainsburys on your right hand side and continue along this road. At the next mini roundabout turn left into Newbridge Lane with the Spar shop on your left hand side. Descend down the hill and take the third turning which is a continuation of Newbridge Lane and continue along this road without deviation where the property can be found on the right hand side as indicated by a for sale board.

19 Lemon Street, Truro,
Cornwall, TR1 2LS

www.goundrys.co.uk
01872 242425
sales@goundrys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements