



## 36 Tresawls Avenue, Truro, TR1 3LA

### £265,000



- Semi Detached Bungalow
- Large Garden
- Chain Free
- Ample Parking
- Refurbishment Project
- 2/3 Bedrooms

Situated in a desirable location, close to local amenities and the hospital, this property is a great find.

This semi-detached bungalow on Tresawls Avenue presents a wonderful opportunity for someone looking for a property to refurbish and make a beautiful home.

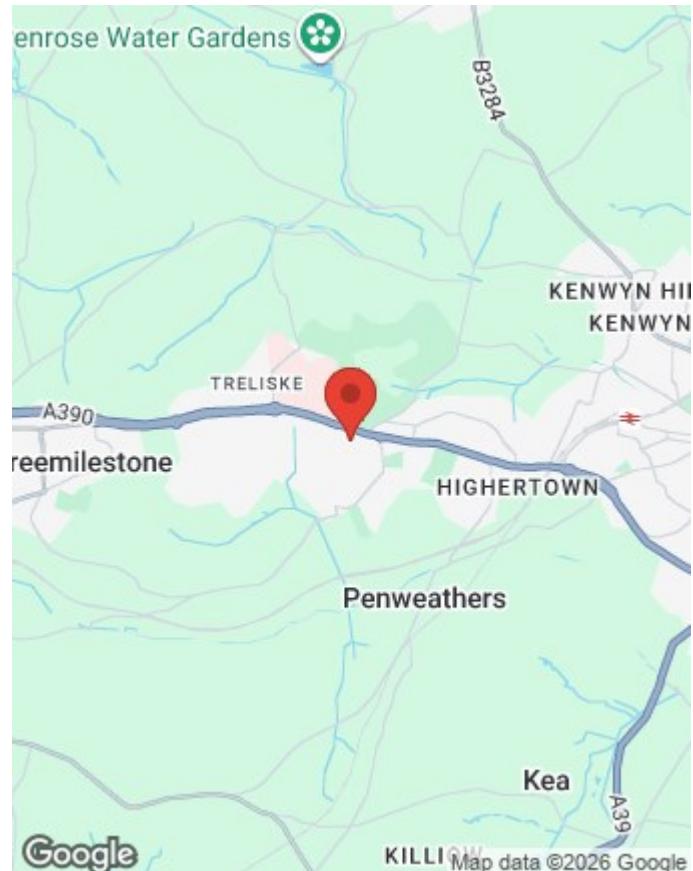
The property briefly comprises:

Entrance hallway, two spacious bedrooms, a good sized dining room and living room (which could be bedroom 3), a kitchen and a bathroom

The generous garden is a great feature, offering scope for extending the property, subject to planning.

The property also benefits from ample parking and a single garage, gas central heating and double glazing.

Viewings by appointment only

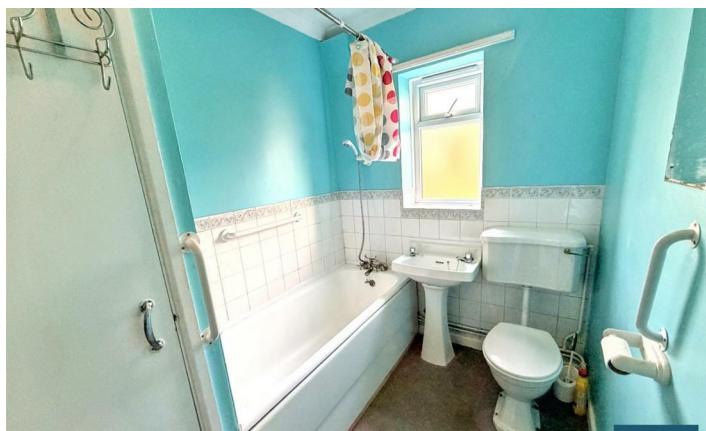


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approx Gross Internal Area  
62 sq m / 663 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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