



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Semi-Detached

Asking Price

£240,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Hawthorn Way

Truro | Cornwall | TR3 6TU



A spacious two double bedroom semi detached house with plenty of off street driveway parking and a sunny enclosed rear garden. Mains gas central heating and UPVC double glazing. Ideal first buy, investment or project. NO ONWARD CHAIN.

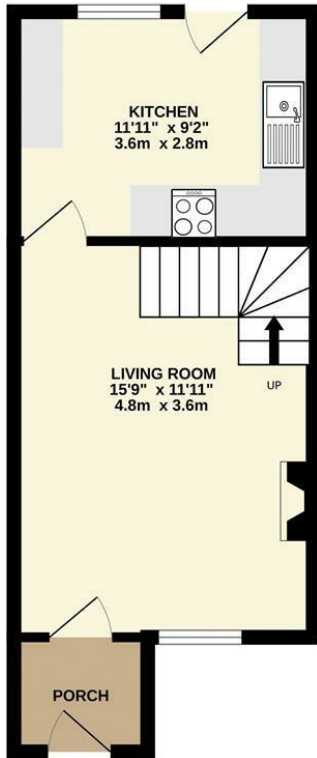
# Hawthorn Way

£240,000 Freehold

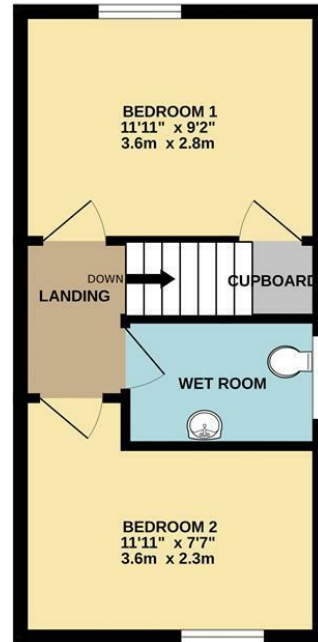


- Two double bedrooms
- Ideal first buy, investment or project
- Ample off street parking
- Mains gas central heating
- Sunny garden with summerhouse
- NO ONWARD CHAIN
- Great village location
- Potential to extend (subject to consent etc.)
- UPVC double glazing

GROUND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA - 615 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band B

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

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

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Cornwall  
TR1 2LS



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