



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - End Terrace

Guide Price

£250,000

Located in

Truro



www.clivepearceproperty.com



St. Clements Close

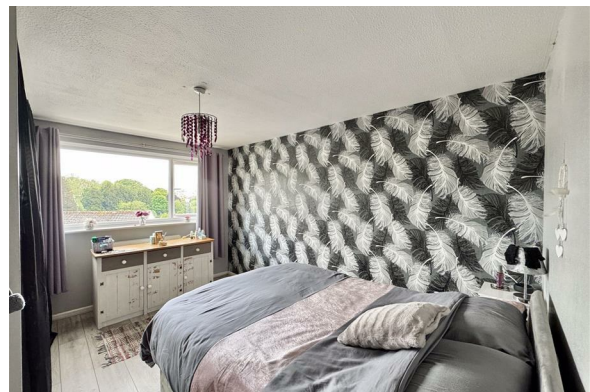
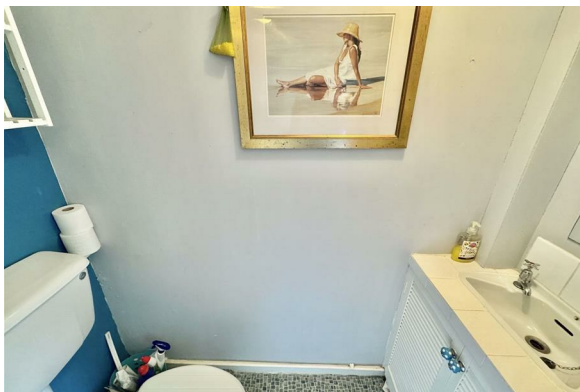
Truro | Cornwall | TR1 1PA



There are FANTASTIC VIEWS of Truro Cathedral from this three / four bedroom end of terrace house with sunny low maintenance rear garden located within walking distance of the city centre and close to Penair Secondary School. The property has mains gas central heating and UPVC double glazing. There is plentiful on street parking locally.

St. Clements Close

£250,000 Freehold



- Three/Four bedroom house
- Great city location
- UPVC double glazing
- Spacious kitchen / dining room
- Beautiful views of Truro Cathedral
- Sunny low maintenance rear garden
- Bosch mains gas central heating boiler installed 2023
- Plentiful on street parking locally



25 ST. CLEMENTS CLOSE, TRURO, CORNWALL, TR1 1PA

TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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.
Made with Metropix C2023

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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