



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Semi-Detached

Asking Price

£375,000

Located in

Truro



www.clivepearceproperty.com



Kel Avon Close

Truro | Cornwall | TR1 1AN



A surprisingly spacious four / five bedroom semi detached house with far reaching city views, sunny garden, integral garage and driveway parking. Convenient location for primary schools and Penair secondary school. Walkable to the city centre, rural and riverside walks, and Waitrose supermarket. Mains gas central heating and UPVC double glazing. NO ONWARD CHAIN

Kel Avon Close

£375,000 Freehold



- Four / five bedroom flexible house
- Suits multigenerational living
- Sunny rear garden
- Integral garage
- Far reaching city views
- Convenient city location
- NO ONWARD CHAIN
- Driveway parking
- Mains gas central heating
- UPVC double glazing



Total area: approx. 122.7 sq. metres (1320.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor-plan, measurements are approximate and no responsibility is taken for any error or omission. The plan is for representation purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Council Tax Band E

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	

31 Lemon Street
Truro
Cornwall
TR3 7QB



CLIVEPEARCE
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com