



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£430,000

Located in

Truro



www.clivepearceproperty.com



Lodge Drive

Truro | Cornwall | TR1 1TX



A substantial four bedroom detached family house with single integral garage, ample driveway parking and a large, relatively level, enclosed rear garden. NO ONWARD CHAIN! Excellent cul-de-sac location, walkable to Archbishop Benson Primary School, Penair Secondary School and Waitrose. The property is ready to move right in but also offers fantastic future potential to remodel and / or extend (subject to any necessary works or consents).

Lodge Drive

£430,000 Freehold



- Four bedroom family house
- Cul-de-sac location
- Integral garage
- Mains gas central heating
- Close to good schools
- Detached
- Large enclosed garden
- Driveway parking
- UPVC double glazing



Ground Floor

Council Tax Band D

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