



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

£325,000

Located in

Truro



www.clivepearceproperty.com



Moresk Road

Truro | Cornwall | TR1 1BP



An extended, spacious and well presented three bedroom end of terrace house with sunny front and rear gardens and gated access to a gravel driveway to the side of the garden. The property is a Cornish unit and has a PRC certificate meaning that the exterior has had the necessary rectification work done to make it **SUITABLE FOR MORTGAGE LENDING**. Convenient city location close to Archbishop Benson Primary School.

Moresk Road

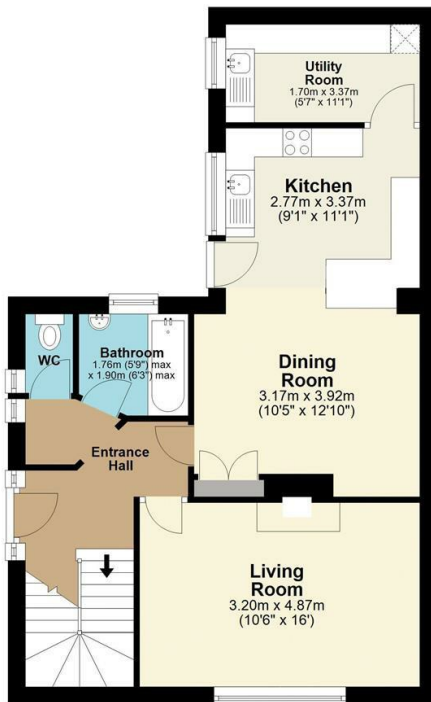
£325,000 Freehold



- Three bedroom house
- Cornish unit with a PRC certificate
- Close to a good primary school
- Gated rear access to driveway parking
- UPVC double glazing
- SUITABLE FOR MORTGAGE LENDING
- Extended family house - over 1100 Sq. Ft.
- Large sunny gardens
- Mains gas central heating
- Walkable to the city centre

Ground Floor

Approx. 61.3 sq. metres (659.4 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 105.6 sq. metres (1136.4 sq. feet)

All floor plan dimensions are approximate and provided for illustrative purposes only. While every effort is made to ensure accuracy, measurements may vary, and no guarantee is given regarding their precision. Prospective buyers or tenants should verify all dimensions independently before making any decisions.
Plan produced using PlanUp.

Council Tax Band A

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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