



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Terraced

Asking Price

£260,000

Located in

Truro





## 3 Harbour View

Truro | Cornwall | TR1 1XJ



A spacious two double bedroom home with delightful views over the Truro river. Open plan living space, kitchen with integrated oven, hob and extractor, shower room and enclosed rear garden. Excellent location close to the city centre.



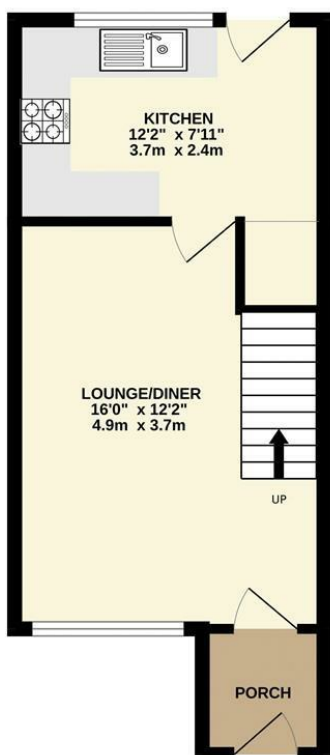
# 3 Harbour View

£260,000 Freehold

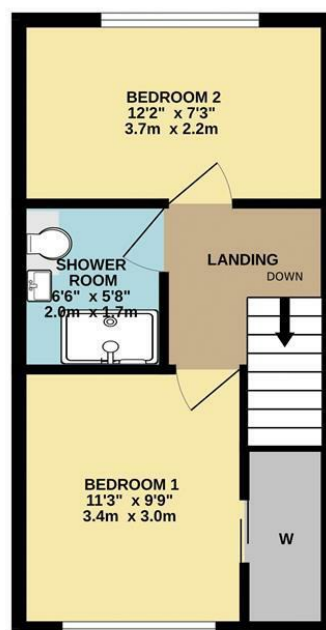


- Two double bedrooms
- Fitted kitchen with integrated oven, hob and extractor
- Bathroom
- Great location Close to the park and the city centre
- Open plan living room
- Enclosed rear garden
- River views
- Rural views to the rear

GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 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	

31 Lemon Street  
Truro  
Cornwall  
TR3 7QB



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Miranda@clivepearceproperty.com

01872 272622