



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

**£299,950**

Located in

**Truro**



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Grenville Road

Truro | Cornwall | TR1 3TJ



Available with no onward chain, this spacious city home has the benefit of front and rear gardens and a garage. Updated contemporary fitted kitchen and shower room. Gas central heating. Great location.



# Grenville Road

£299,950 Freehold



- NO ONWARD CHAIN
- Two reception rooms
- Contemporary shower room with white suite
- Garage
- Three bedrooms
- Updated fitted kitchen with integrated oven & hob
- Front and rear gardens
- Gas central heating

GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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	

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Cornwall  
TR1 2LS



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