



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - End Terrace

Offers In Excess Of

£350,000

Located in

Truro



www.clivepearceproperty.com



James Place

Truro | Cornwall | TR1 1JL



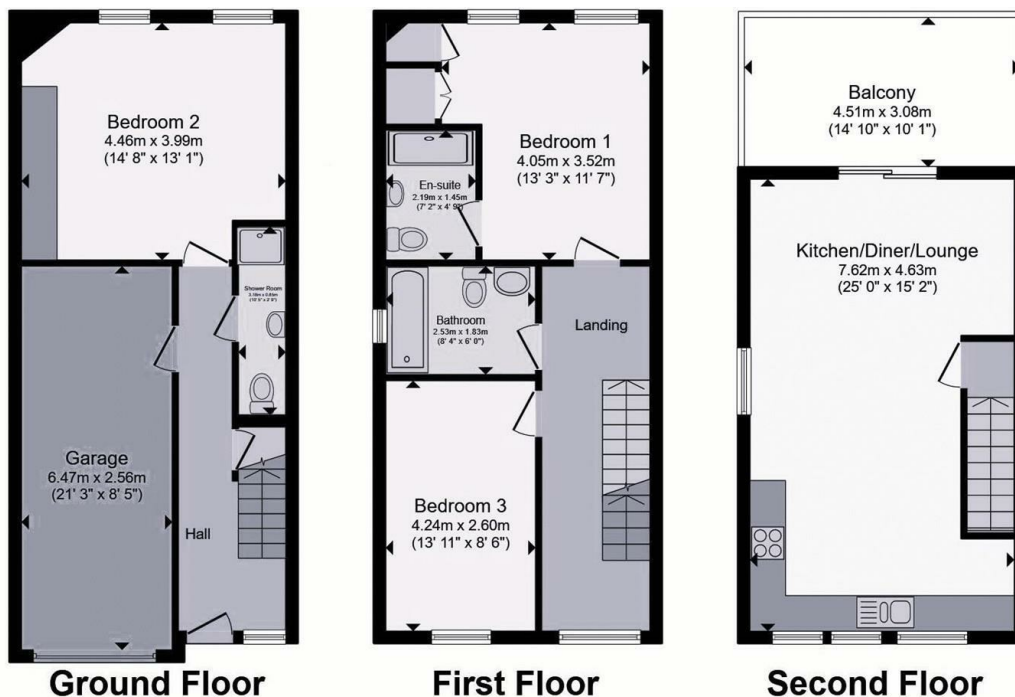
An exceptional and stylish three storey contemporary townhouse with fabulous views and every modern convenience. Very flexible accommodation. Three double bedrooms, three bathrooms, superb living space, balcony and garage.

James Place

£350,000 Freehold



- Stylish city townhouse
- Wonderful views
- Family bathroom and ground floor shower room
- Very flexible space - ideal for home working
- Large open plan living space with terrace
- Three double bedrooms (main en-suite)
- Integral garage
- Gas central heating



Total floor area 126.2 sq.m. (1,359 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Council Tax Band C

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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