



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Terraced

Offers Over

£250,000

Located in

Truro



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



# Rosedale Road

Truro | | TR1 3RZ



A three bedroom mid-terrace family home in a convenient location within walking distance of the city centre and on a regular bus route. Modern open plan kitchen / diner, separate sitting room and sunny rear garden with patio and chalet style outbuilding.



# Rosedale Road

£250,000 Freehold



- Modernised mid-terrace home
- Open plan kitchen / diner
- Walk into Truro
- Sunny rear garden
- Modern shower room
- Three bedrooms
- Nearby bus route
- Pretty sitting room
- Useful chalet outbuilding
- Viaduct view from bedroom



## 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>                            | 75                      | 81                                                                                    |
| (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 |                         |                                                                                       |
| England & Wales                             | EU Directive 2002/91/EC |  |

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TR1 2LS



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