



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Semi-Detached

Asking Price

£250,000

Located in

Truro



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



# Glenthorne Road

Truro | Cornwall | TR3 6TT



A spacious extended two double bedroom semi-detached house with parking and sunny enclosed garden located in popular Threemilestone. NO ONWARD CHAIN. Ideal first buy, investment or downsize.



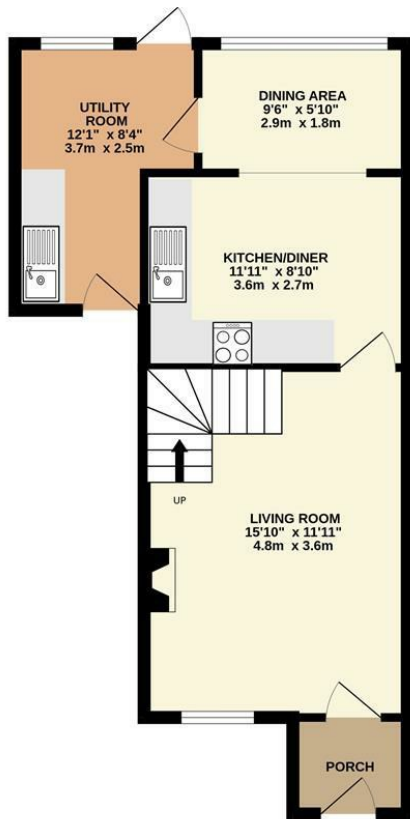
# Glenthorne Road

£250,000 Freehold

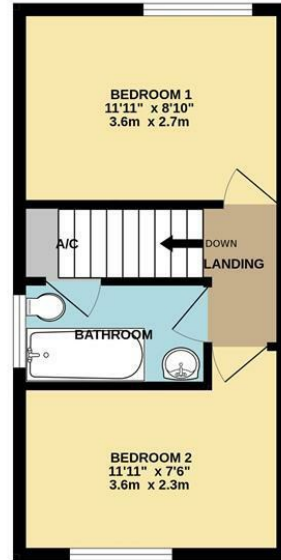


- Two bedrooms
- Driveway parking
- Sunny enclosed garden
- Excellent village location
- Ideal first buy, investment or downsize
- Extended to rear and side
- NO ONWARD CHAIN
- Electric heating and double glazing
- Easy maintenance red brick exterior

GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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