



CLIVEPEARCE
Now you're moving

3 Bedrooms

House

Asking Price

£309,950

Located in

Truro



www.clivepearceproperty.com



Station Road

Truro | | TR4 8UQ



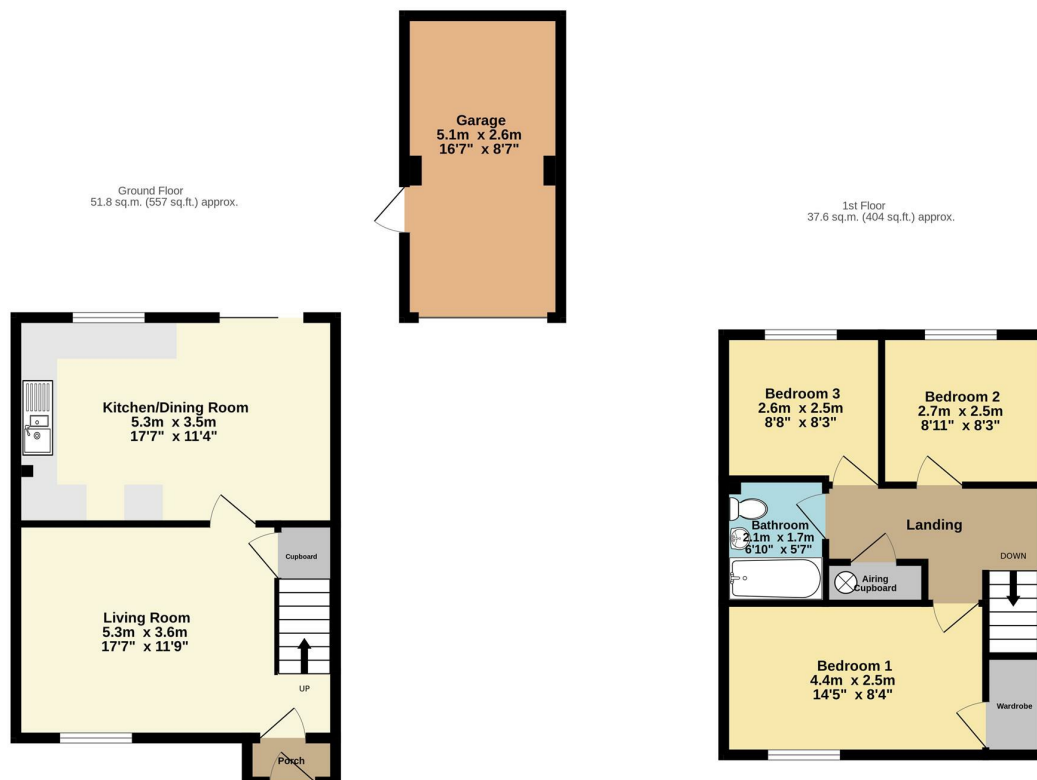
In the heart of the village, this three bedroom home is available CHAIN FREE and has the benefit of a garden, parking and garage.

Station Road

£309,950 Freehold



- Modern three bedroom home
- Central village location
- Kitchen/Dining room
- Detached garage and parking
- End terrace of three
- Spacious living room
- Attractive enclosed gardens
- Vacant possession



TOTAL FLOOR AREA : 89.3 sq.m. (962 sq.ft.) 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) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(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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