



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - Semi-Detached

Asking Price

£265,000

Located in

Truro



www.clivepearceproperty.com



Hawthorn Way

Truro | | TR3 6TU



A very well presented two double bedroom semi detached house with sun room extension, spacious garage, driveway parking and sunny front and rear gardens. Excellent village location close to amenities, Treliske Hospital, Truro College, Truro Leisure Centre and Richard Lander Secondary School. Ideal first buy, investment or downsize.

Hawthorn Way

£265,000 Freehold



- Two bedrooms
- Driveway parking plus garage
- Modern kitchen
- Electric heating
- Sunny enclosed rear garden
- Semi detached house
- Rear sun room extension
- Refitted shower room
- UPVC double glazing (except garage and sunroom roof)
- Popular village location near Treliske Hospital



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		90
(69-80) C		
(55-68) D	66	
(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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