



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Detached

Asking Price

£395,000

Located in

Truro



www.clivepearceproperty.com



Murdoch Close

Truro | | TR1 1RR



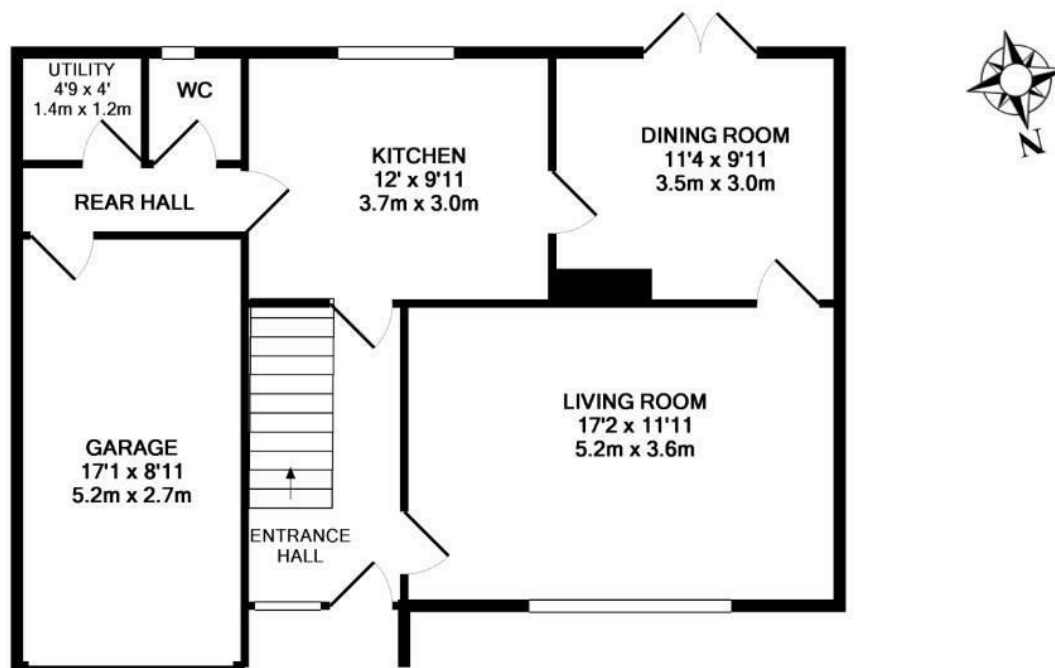
A spacious three bedroom detached family house with garage, block paved driveway parking and sunny gardens ideally located at the end of a cul-de-sac, backing on to Tremorvah Playing Field and a short walk from Archbishop Benson Primary School. To be sold for the first time since 1977. UPVC double glazing and mains gas central heater with recently installed boiler and recently refitted shower room.

Murdoch Close

£395,000 Freehold



- Three bedrooms
- End of cul-de-sac position
- Garage and potential to extend (subject to consent)
- UPVC double glazing and gas central heating
- Close to Archbishop Benson Primary School
- Detached house
- Large garden backing on to the park
- Driveway parking
- Excellent city location



GROUND FLOOR
APPROX. FLOOR
AREA 741 SQ.FT.
(68.9 SQ.M.)

Council Tax Band D

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		79
(55-68) D	56	
(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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