



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Terraced

£350,000

Located in

Truro



www.clivepearceproperty.com



Upland Crescent

Truro | | TR1 1ND



A modern skilfully extended three double bedroom family home in a superb quiet location on the City outskirts, benefitting from two reception rooms, private rear garden, off road parking and all within good school catchment, regular bus routes and walking distance of convenience store.

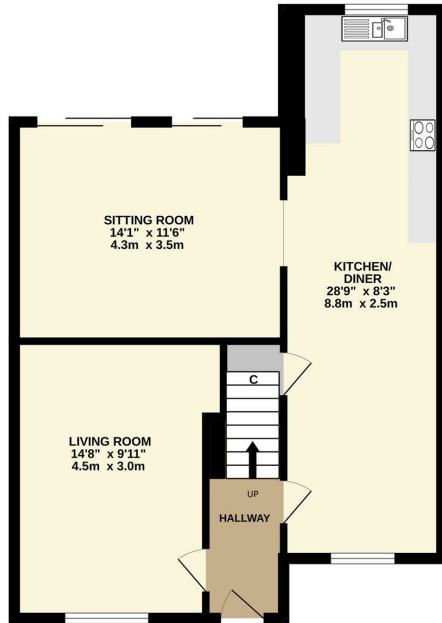
Upland Crescent

£350,000 Freehold

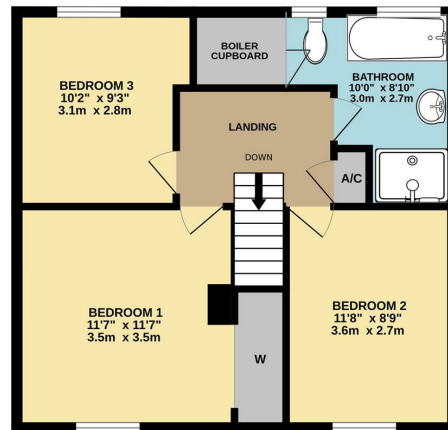


- Three bedroom family home
- Vendor suited with purchase
- Sitting room and separate family room
- Short walk to local shop
- Good school catchment
- Off road parking for several vehicles
- Superb bespoke extension
- Pleasant private rear garden
- Close to regular bus stop
- Close to city centre shops

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.1 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.
Made with Metropix 62025

Council Tax Band C

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	77	81
(55-68) D		
(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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