



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£525,000

Located in

Truro



www.clivepearceproperty.com



Burley Close

Truro | Cornwall | TR1 2EP



Offering no onward chain, this impressive, reverse level four bedroom family home is located within the city and offers very sizeable accommodation, double garage and driveway.

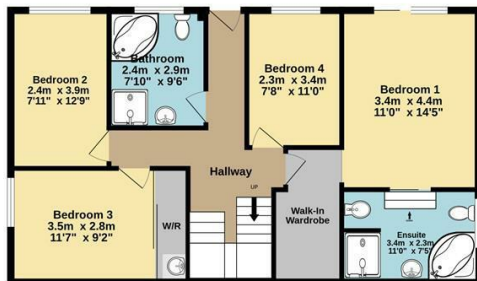
Burley Close

£525,000 Freehold



- Substantial Detached Family Home
- Reverse level Accommodation
- Living Room, Fitted Kitchen and Study
- Gas Central Heating And Double Glazing
- Vacant Possession
- Conveniently Located Within The City
- Four Bedrooms, Ensuite and Walk in Wardrobe
- Dining Room And Balcony
- Driveway, Double Garage and Boiler Cupboard

Ground Floor
76.4 sq.m. (822 sq.ft.) approx.



1st Floor
108.4 sq.m. (1167 sq.ft.) approx.



TOTAL FLOOR AREA: 184.8 sq.m. (1989 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 F

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		84
(69-80) C		
(55-68) D	65	
(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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