



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House

Guide Price

£230,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Daniell Street

Truro | Cornwall | TR1 2DN



A lovely example of a popular and surprisingly spacious, grade two listed, stone fronted cottage, located within the city, with two receptions, attractive kitchen, first floor bathroom and an enclosed south facing garden, and all very nicely presented indeed.



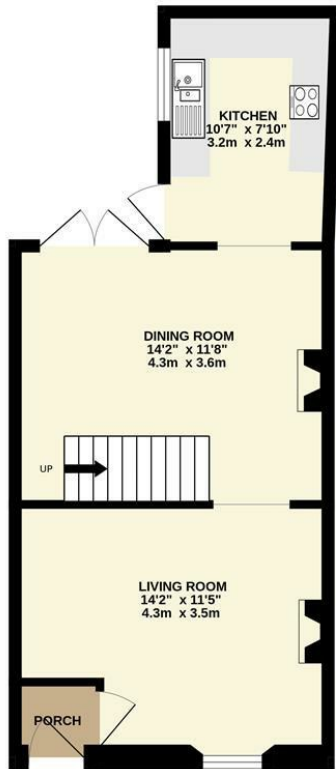
# Daniell Street

£230,000 Freehold

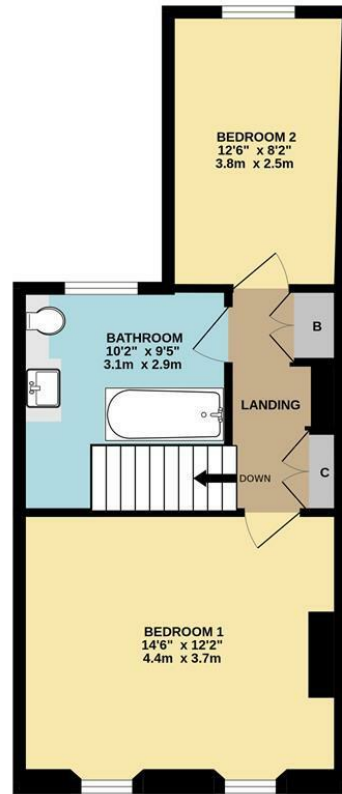


- Attractive Stone Fronted City Cottage
- Large First Floor Bathroom Suite
- Dining Room And Attractive Kitchen
- Enclosed Garden with Lockable Store And Rear Access
- Two Good Sized Bedrooms
- Living Room With Multi Fuel Fire
- Gas Central Heating and Double Glazing to Front
- Walking Distance From City Centre

GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.0 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.  
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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 69                      | 79        |
|                                             | EU Directive 2002/91/EC |           |

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Truro  
Cornwall  
TR1 2LS



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