



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

£275,000

Located in

Truro



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



# Chyvelah Ope

Truro | | TR1 3YB



A three bedroom end of terrace home with off road parking, large level garden and no onward chain. Close to the college, shops, hospital and leisure centre making an ideal first buy or investment and requiring some modernisation.

# Chyvelah Ope

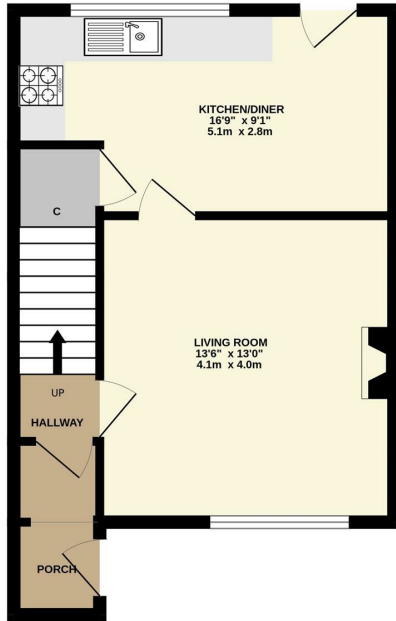
£275,000 Freehold



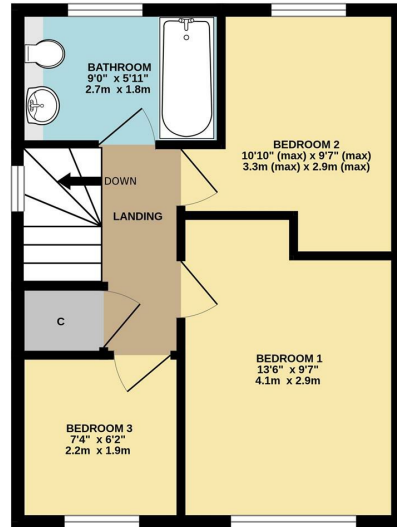
- Three bedroom end of terrace home
- Close to Truro College, shop and leisure centre
- Two parking spaces
- No onward chain
- Near to Treliske hospital
- Ideal FTB or BTL
- Excellent bus links
- Mainly level large garden
- Opportunity to modernise
- Permit parking zone



GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.4 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(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		
England & Wales	EU Directive 2002/91/EC	

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