



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

£297,500

Located in

Truro



www.clivepearceproperty.com



Kew Lastanen

Truro | | TR1 1FP



A very well presented three bedroom end of terrace house with sunny enclosed rear garden and adjacent garage, located in a tucked away traffic free part of the popular Beechwood Parc development within walking distance of good primary and secondary schools, Waitrose and the city centre.

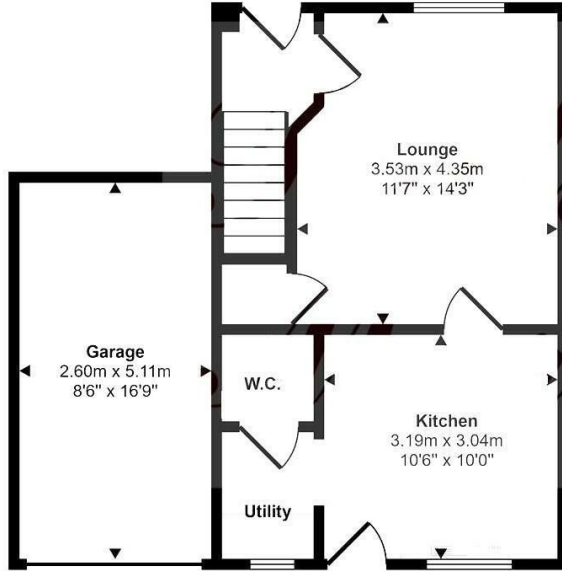
Kew Lastanen

£297,500 Freehold

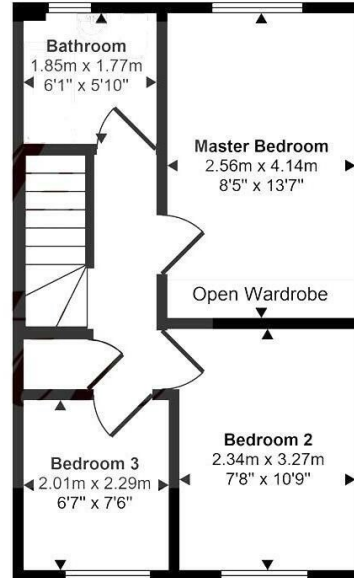


- Three bedroom house
- Garage and allocated parking
- Tucked away from passing traffic
- Upgraded Worcester mains gas boiler & UPVC double glazing
- Ground floor guests' WC / cloakroom
- Excellent decorative presentation
- Sunny enclosed rear garden
- Excellent location near good schools
- NO ONWARD CHAIN

Approx Gross Internal Area
82 sq m / 886 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft



First Floor
Approx 34 sq m / 368 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		91
(69-80) C	78	
(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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