



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Cottage End-Terraced

£290,000

Located in

Truro



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



# New Road

Truro | | TR3 7BN



A lovingly renovated and modernised two bedroom end of terrace cottage with a blend of character and contemporary styling, refitted kitchen and modern bathroom with freestanding bath and walk in shower enclosure. Rewired in 2023, the property is ready to move right in to and has a cosy wood burning stove in the living area and practical open plan space. The driveway gives off street parking for two and there is a store with up and over door. Sunny gardens to the front and rear and a great village centre location add to the appeal of this charming home.

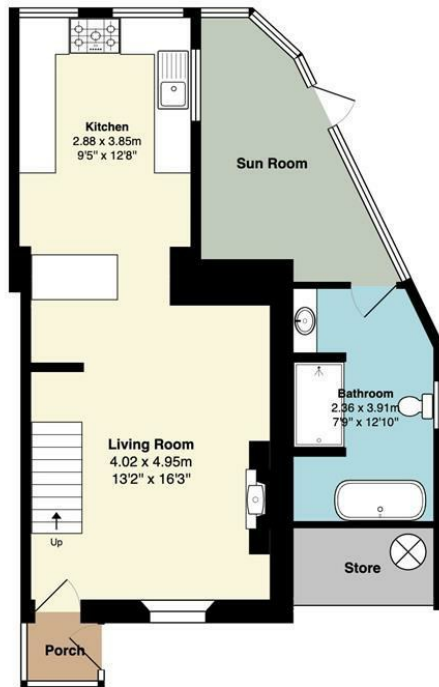
# New Road

£290,000 Freehold

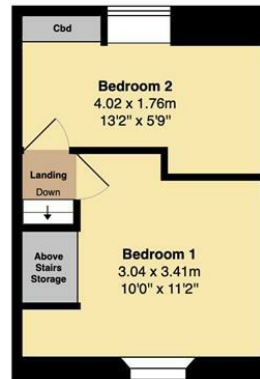


- Renovated cottage
- Refitted kitchen with solid oak work surfaces
- Rewired in 2023
- Driveway parking for at least two vehicles
- Excellent village centre location
- Two bedrooms
- Refitted bathroom with bath and shower
- Electric heating and double glazing plus cosy wood burner
- Sunny front and rear gardens

**Ground Floor**  
Area (approx): 61.2 m<sup>2</sup> ... 659 ft<sup>2</sup>



**1st Floor**  
Area (approx): 21.1 m<sup>2</sup> ... 227 ft<sup>2</sup>



Total Area approx: 82.3 m<sup>2</sup> ... 886 ft<sup>2</sup> (excluding cbd)

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.

## 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>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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