



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - End Terrace

Asking Price

£264,500

Located in

Truro



www.clivepearceproperty.com



Riverside View

Truro | | TR1 1UZ



A very well presented two double bedroom end of terrace house with exceptional river views, low maintenance rear garden and refitted kitchen & bathroom. Mains gas central heating & double glazing. Off street residents parking bays and on street parking. Great location close to Truro city centre and Boscawen pPark.

Riverside View

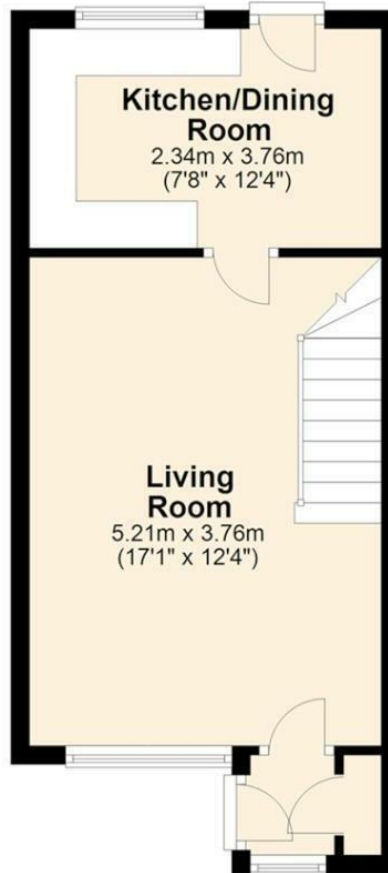
£264,500 Freehold



- Two bedroom house
- Excellent city location
- Modern refitted bathroom
- Off street residents parking plus on street parking
- Double glazing
- Far reaching river views
- Stylish refitted kitchen
- Landscaped low maintenance garden
- Mains gas central heating - new boiler fitted in April 2026
- No onward chain

Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 58.9 sq. metres (633.8 sq. feet)

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.
Plan produced using PlanUp.

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) A			
(81-91) B			88
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

31 Lemon Street

Truro

Cornwall

TR1 2LS



CLIVEPEARCE
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com