



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - Terraced

Asking Price

£235,000

Located in

Truro



www.clivepearceproperty.com



Highertown

Truro | | TR1 3QA



A surprisingly spacious two bedroom city cottage with two storey rear extension providing a first floor bathroom. Large living room, kitchen/dining room, long rear garden and parking.

Highertown

£235,000 Freehold

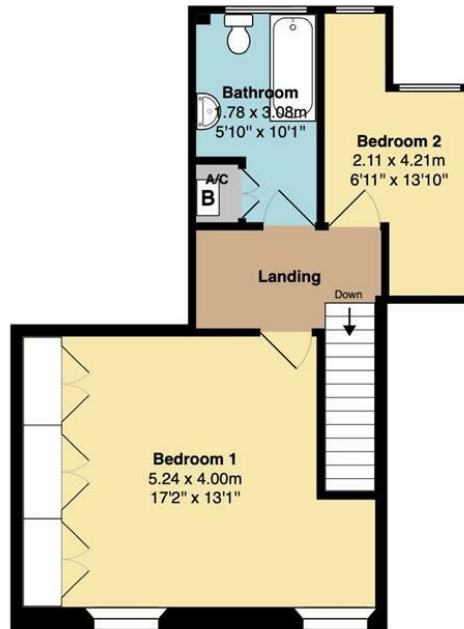


- Surprisingly spacious terraced cottage
- Two bedrooms and first floor bathroom
- Fitted kitchen/dining room
- Long and level rear garden
- Located on the hospital side of the City
- Large living room
- Double glazing and gas central heating
- Parking to front

Ground Floor
Area (approx): 35.1 m² ... 378 ft²



1st Floor
Area (approx): 37.8 m² ... 407 ft²



Total Area: 72.9 m² ... 785 ft²

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	78

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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