



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£329,950

Located in

Truro



www.clivepearceproperty.com



Bosvean Road

Truro | | TR4 9DX



A beautifully presented and stylishly updated three bedroom linked semi detached house with driveway parking, wide garage and sunny enclosed rear garden. Excellent village location close to Truro. No onward chain.

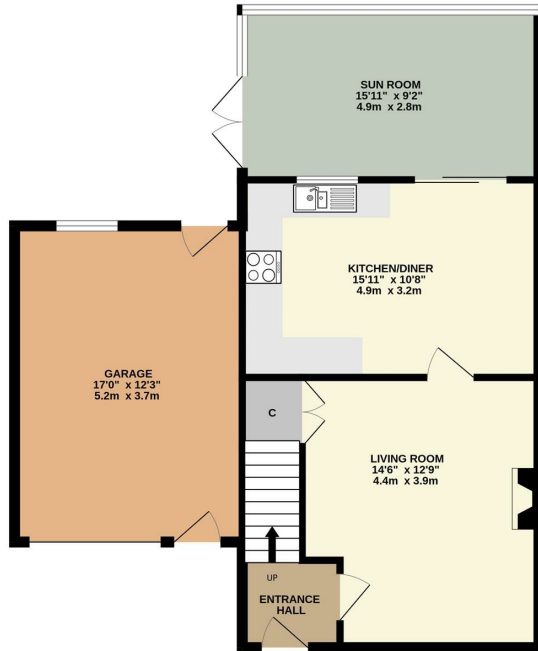
Bosvean Road

£329,950 Freehold

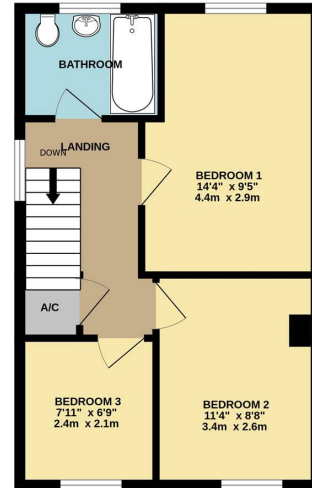


- Three bedrooms
- Favoured village location
- Cosy wood burning stove
- Oil fired central heating
- UPVC double glazing (except garage)
- NO ONWARD CHAIN
- Excellent presentation
- Sunny enclosed rear garden
- Garage and driveway parking
- Modern refitted kitchen and bathroom

GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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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