



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Detached

Asking Price

£315,000

Located in

Truro



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



# Highertown

Truro | | TR1 3QA



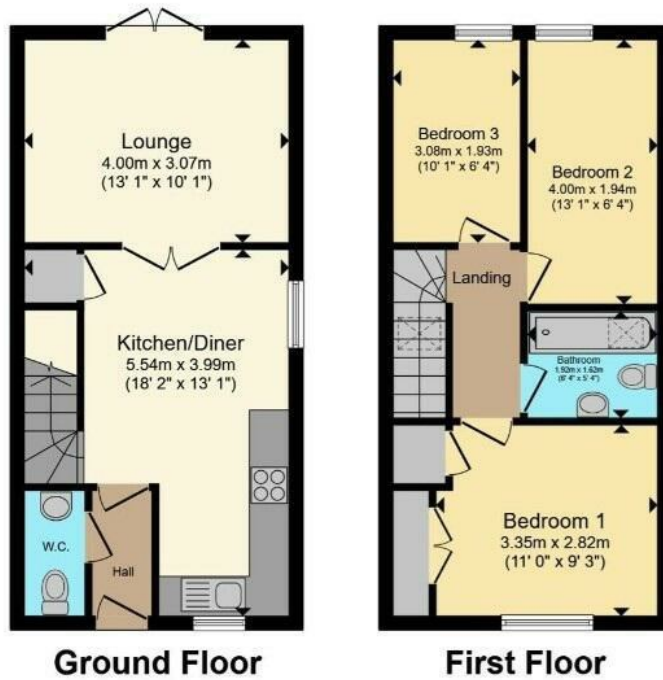
A well presented three bedroom detached house with a surprisingly spacious and well designed interior, sunny enclosed rear garden and allocated parking for two vehicles, ideally located within walking distance of Treliske Hospital, Cornwall Council, Truro Train Station, supermarkets and the city centre. Also nearby is The Newham Trail, great for walking, cycling and running and The County Arms pub.

# Highertown

£315,000 Freehold



- Three bedroom house
- Detached
- Enclosed sunny garden
- UPVC double glazing
- Ideal for Treliske Hospital, Train station & city centre
- Excellent location
- Good presentation
- Allocated parking for two vehicles
- Mains gas central heating



Total floor area 69.7 m<sup>2</sup> (750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## 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) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</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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Cornwall

TR1 2LS



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