



CLIVEPEARCE
Now you're moving

2 Bedrooms

Cottage - Terraced

Asking Price

£220,000

Located in

Truro



www.clivepearceproperty.com



Trennick Row

Truro | Cornwall | TR1 1QL



A charming two bedroom Grade II Listed character Cornish cottage with pretty river views and long sunny gardens conveniently located a level walk from Truro City Centre and Boscawen Park. Accommodation briefly comprises; entrance porch, living room, dining room, kitchen, two bedrooms and first floor bathroom. The living room and bedroom one have gorgeous views of the tidal estuary. On street residents permit parking scheme in place. Mains gas central heating. No onward chain.

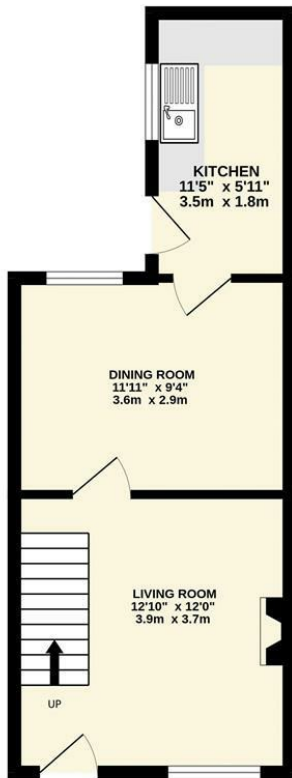
Trennick Row

£220,000 Freehold

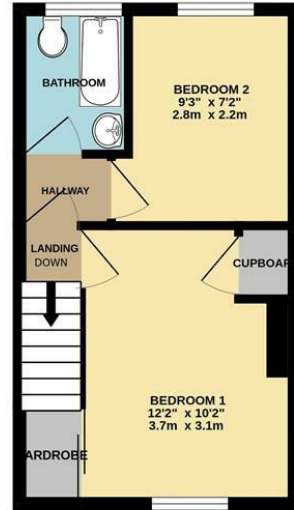


- Two bedroom Grade II Listed cottage
- River views
- Mains gas central heating
- Front and Rear Garden
- Rear access via unmade shared lane
- No onward chain
- Character Cornish cottage
- Level walk to the city and Boscawen Park
- First floor bathroom
- Residents permit parking

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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		
(55-68) D		
(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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