



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms      Bungalow - Semi Detached

Fixed Asking Price      **£350,000**

Located in      **Truro**



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



# Trevean Road

Truro | Cornwall | TR1 3QP



Set in a large garden plot just a short walk from the hospital, this two double bedroom bungalow has been beautifully updated to offer stylish and contemporary living. Driveway parking.

# Trevean Road

£350,000 Freehold




- Impressive two double bedroom semi detached bungalow
- Beautifully presented and much improved by owners
- Quality integrated appliances include induction hob, oven, dishwasher and washer dryer
- Refitted shower room with walk in shower cubicle
- Lovely brick pavers, lawns and modern detached summerhouse
- Located near the Royal Cornwall Hospital
- Open plan living with replacement kitchen
- Gorgeous wood burner between living room and dining room
- Gas central heating and double glazing
- Large loft with boarded storage area

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>	61		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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