





# Gig Lane

Truro | Cornwall | TR3 6JS



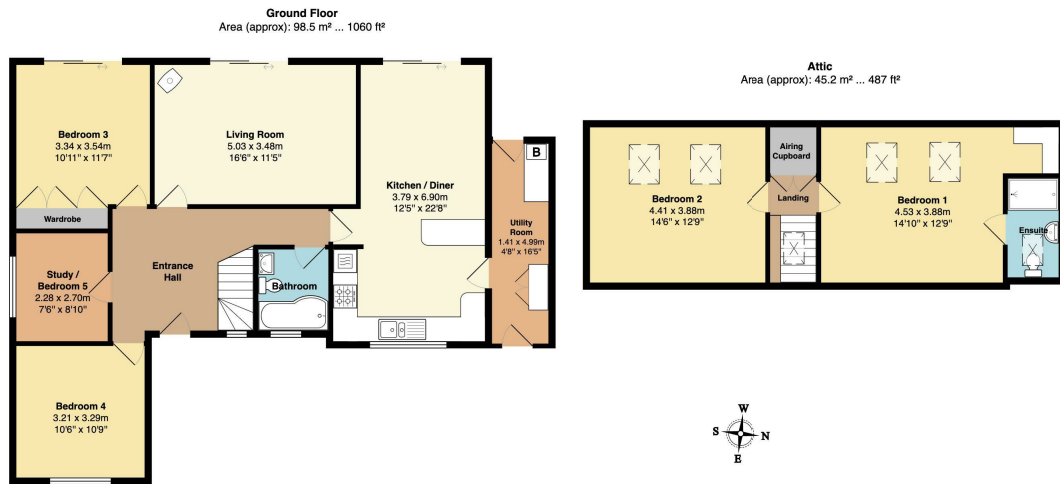
A beautifully updated and flexible four double bedroom plus study remodeled bungalow with converted attic, that would work equally well as a retirement downsize or a step up for a growing family. Large level enclosed, gated garden plot with lawns, sunny patios and driveway parking Excellent village location and far reaching views.

# Gig Lane

£575,000 Freehold



- Four double bedrooms plus study
- Recently updated
- Refitted kitchen
- Mains gas central heating and cosy wood burning stove
- Updated windows and doors
- Refitted bathrooms
- Sunny garden with lawns and patios
- Far reaching views
- Excellent village location
- Gated driveway parking



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 E

### 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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(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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