



CLIVEPEARCE
Now you're moving

2 Bedrooms

Bungalow

Asking Price

£345,000

Located in

Truro



www.clivepearceproperty.com



Kerley Grove

Truro | | TR1 3PX



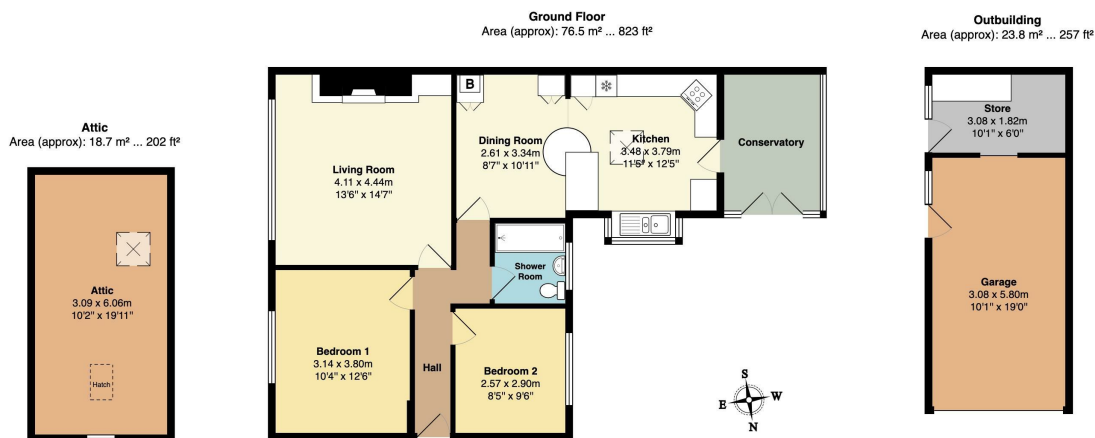
A spacious and versatile extended two double bedroom semi detached bungalow located in a tucked away yet convenient cul-de-sac and situated in mature gardens on a corner plot with plenty of parking. The attic has been partially converted and many locally have added dormers to the loft space. Sunny rear conservatory. Single garage with separate workshop / utility. Landscaped low maintenance gardens. Mains gas central heating and majority double glazing.

Kerley Grove

£345,000 Freehold



- Two double bedroom bungalow
- Garage and driveway parking
- Worcester mains gas central heating boiler
- Fantastic potential to extend (subject to consent)
- Majority double glazing
- Attractive mature gardens & large corner plot
- Convenient location for the hospital and train station
- Partially converted attic (non building regs. conversion)
- Sunny conservatory
- NO ONWARD CHAIN



Total Area: 119.1 m² ... 1282 ft²

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 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	63	74
(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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