



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Link Detached

Asking Price

£325,000

Located in

Truro



www.clivepearceproperty.com



Chyvelah Close

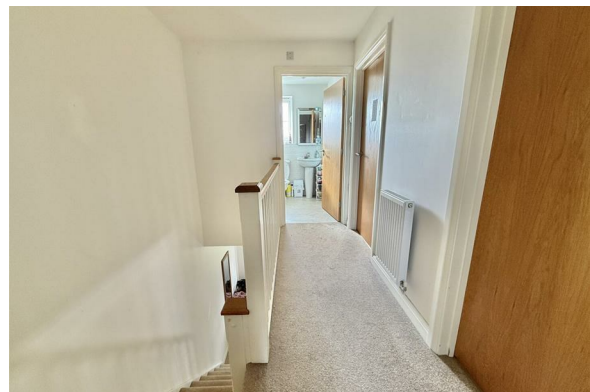
Truro | | TR3 6FG



Located at the end of a cul-de-sac and conveniently situated for the hospital, school/sixth form and the City, this Link detached family home offers three bedrooms, (main ensuite), a well equipped kitchen, good size living room, garage, driveway and established gardens.

Chyvelah Close

£325,000 Freehold



- Modern link detached family home
- Under floor heating, (radiators upstairs)
- Living room with French doors to garden
- Ground floor cloakroom/Wc
- Three bedrooms, (main ensuite)
- Gas central heating and double glazing
- Fitted kitchen with integrated appliances
- Garage, driveway and enclosed rear garden with evening sun

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		93
(81-91) B	81	
(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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