



**CLIVEPEARCE**  
Now you're moving

5 Bedrooms

House - Semi-Detached

Asking Price

**£339,950**

Located in

**Truro**



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# Richards Crescent

Truro | | TR1 3RA



A spacious five bedroom semi detached house family home with mature gardens, integral garage and a brick paved driveway, located close to The Royal Cornwall Hospital and Golf course. Double glazing and mains gas supply to the property.

# Richards Crescent

£339,950 Freehold




- Substantial, Extended Family Home
- Large Living Room And Day Room  
Kitchen
- Gas Central Heating And Double Glazing
- Brick Paviered Driveway And Integral  
Garage
- Four / Five Bedrooms
- Utility And Ground Floor Wc
- Impressive Mature Garden
- Close The Royal Cornwall Hospital And  
Golf Course

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(55-68) <b>D</b>			
(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	

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