



CLIVEPEARCE
Now you're moving

2 Bedrooms

Bungalow - Semi Detached

Asking Price

£275,000

Located in

Truro



www.clivepearceproperty.com



Enys Close

Truro | Cornwall | TR1 3TF



Available chain free, this beautifully presented two double bedroom bungalow offers spacious living, a modern kitchen, living room, rear porch, gorgeous shower room, gardens and garage. Excellent residential location, traffic free and within a relatively short stroll of the city centre.

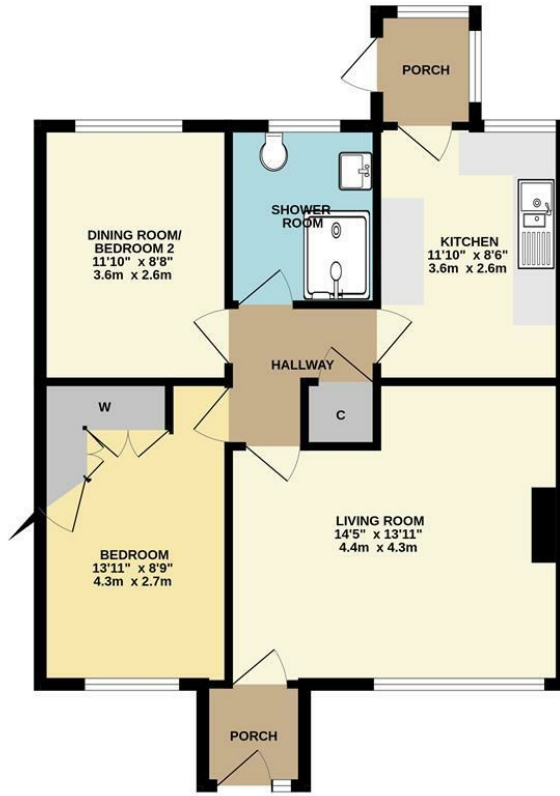
Enys Close

£275,000 Freehold



- Stunningly presented bungalow
- Two double bedrooms, one with built in wardrobes
- Living room with picture window overlooking garden
- Gas central heating and double glazing
- Garage
- Amazing traffic free location within the City
- Fitted kitchen with integrated appliances
- Attractive fitted shower room suite
- Mature corner plot gardens including sheltered deck area
- NO ONWARD CHAIN

GROUND FLOOR
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.4 sq.m.) approx.
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.
Made with Metropix C0206

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

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