



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

£850,000

Located in

Truro



www.clivepearceproperty.com



Truro | Cornwall | TR1 1SQ



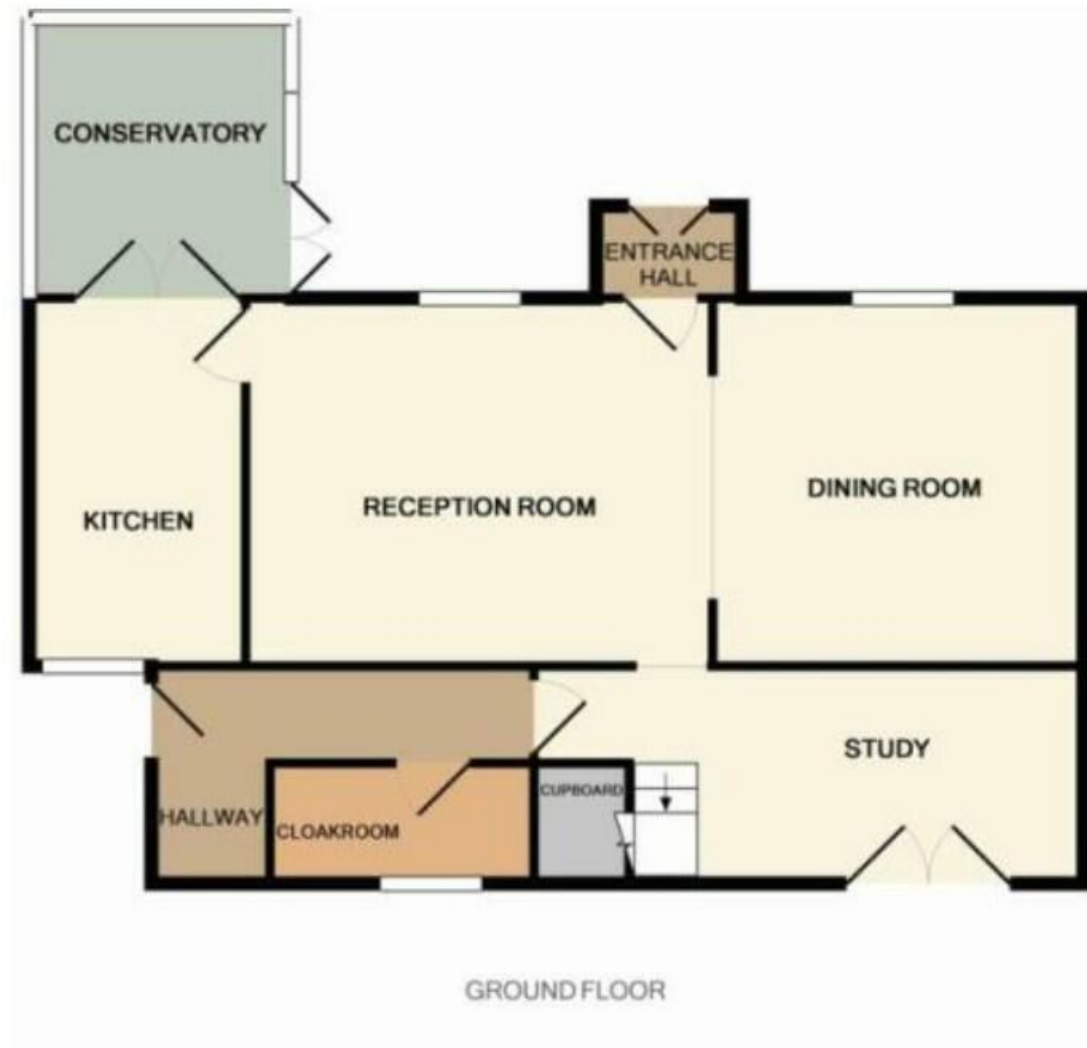
An historic Grade II Listed three bedroom Georgian end of terrace character house with exceptional river views and beautiful landscaped gardens. Sympathetically improved and meticulously kept, the interior is spacious with a bespoke kitchen and cosy wood burning stove to complement the oil fired central heating. Excellent riverside village location close to Truro with parking / garage located at the other end of the village.



£850,000 Freehold



- Historic Georgian three bedroom house
- No onward chain
- Bespoke kitchen with honed granite work surfaces
- Garage / private parking (at the other end of the village)
- Sunny conservatory / breakfast room
- Grade II Listed
- Breathtaking river views
- Many improvements including re-roofing in 2008
- Fabulous living space with cosy wood burning stove & 2 open fireplaces
- South facing landscaped gardens with river views



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) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

31 Lemon Street

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