



CLIVEPEARCE
Now you're moving

5 Bedrooms

House - Detached

Asking Price

£725,000

Located in

Truro



www.clivepearceproperty.com



Burley Close

Truro | Cornwall | TR1 2EP



NO ONWARD CHAIN! An impressive and substantial detached 4/ 5 bedroom family house ideally located in a tucked away cul-de-sac close to the city centre and easily walkable to good schools. Exemplary interior and exterior presentation. Block paved driveway parking and superb integral double garage. Landscaped sunny gardens with different options for alfresco dining and entertaining. Over 2700 sq ft of space.

Burley Close

£725,000 Freehold



- CHAIN FREE - A Flexible 4 / 5 bedroom detached house
- Large integral double garage
- Beautifully landscaped gardens
- Excellent presentation
- Lucrative owned solar panels
- Convenient cul-de-sac city centre location
- Abundant block paved driveway parking
- Very impressive room proportions
- Double glazing and mains gas central heating
- Over 2700 sq ft of space

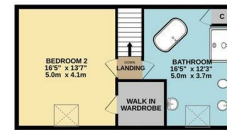
LOWER GROUND
768 sq.ft. (71.4 sq.m.) approx.



GROUND FLOOR
1,480 sq.ft. (137.5 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2731 sq.ft. (253.8 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.
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Council Tax Band F

Local Authority

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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	EU Directive 2002/91/EC	

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