



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

**£310,000**

Located in

**Truro**



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Kew Lastanen

Truro | | TR1 1FP



A very well presented three bedroom end of terrace house with sunny enclosed rear garden and adjacent garage, located in a tucked away traffic free part of the popular Beechwood Parc development within walking distance of good primary and secondary schools, Waitrose and the city centre.

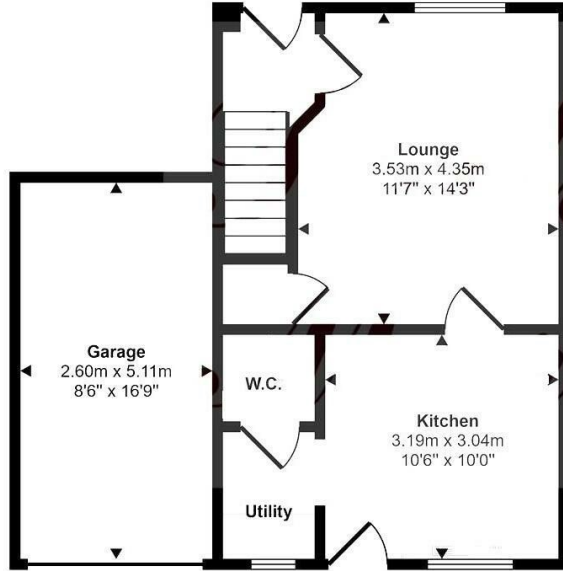
# Kew Lastanen

£310,000 Freehold

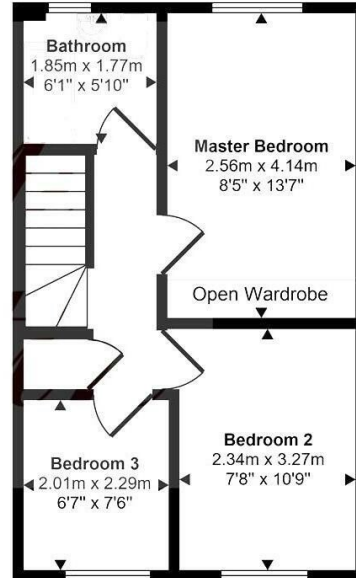


- Three bedroom house
- Garage and allocated parking
- Tucked away from passing traffic
- Upgraded Worcester mains gas boiler
- Ground floor guests' WC / cloakroom
- Excellent decorative presentation
- Sunny enclosed rear garden
- Excellent location near good schools
- UPVC double glazing

Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 48 sq m / 518 sq ft



First Floor  
Approx 34 sq m / 368 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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) <b>A</b>                          |         | 91                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 78      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



**CLIVEPEARCE**  
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com