



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - Terraced

Asking Price

£199,950

Located in

Truro



www.clivepearceproperty.com



Richmond Hill

Truro | Cornwall | TR1 3HS



A two bedroom character city cottage conveniently located within walking range of both Truro train station and the city centre. Mains gas central heating and double glazed windows (majority UPVC). Pretty front garden and enclosed rear courtyard.

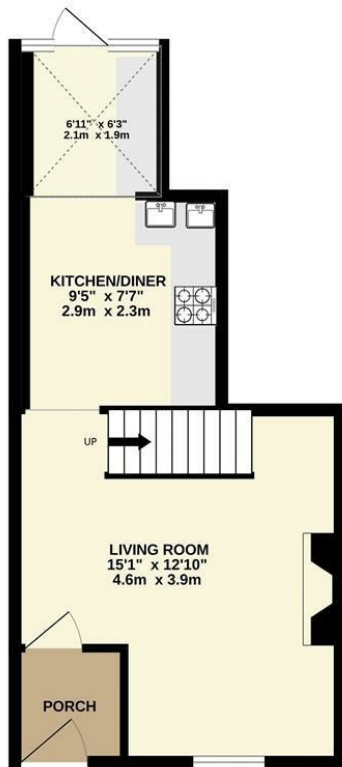
Richmond Hill

£199,950 Freehold

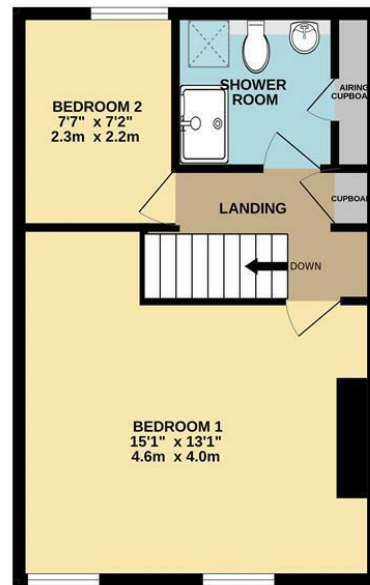


- Two bedroom character cottage
- Modern kitchen and shower room
- Enclosed rear courtyard
- Double glazed windows (majority UPVC)
- Convenient city location
- Mains gas central heating
- Pretty front garden
- Conservatory/ sun room extension

GROUND FLOOR



1ST FLOOR



, RICHMOND HILL, TRURO, TR13HS

TOTAL FLOOR AREA : 635sq. ft. (59.0 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 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	EU Directive 2002/91/EC	

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