



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Terraced

Asking Price

£280,000

Located in

Truro



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



# Trevelva Road

Truro | | TR1 1QW



A spacious four bedroom family home located between Truro city and the waterside village of Malpas with elevated views over the river. Level walk into the city. Vacant possession



# Trevelva Road

£280,000 Freehold

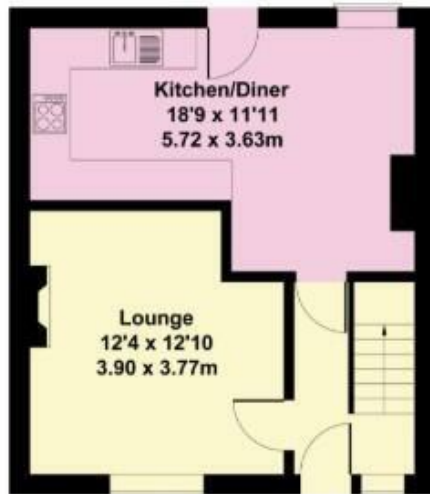


- Beautifully presented and spacious terraced family home
- Large living space and ground floor Wc
- Double glazing and gas central heating
- Elevated views over Truro river
- Four bedrooms, all with cupboards or wardrobes
- Kitchen with integrated appliances
- Gardens to both front and rear
- Vacant possession

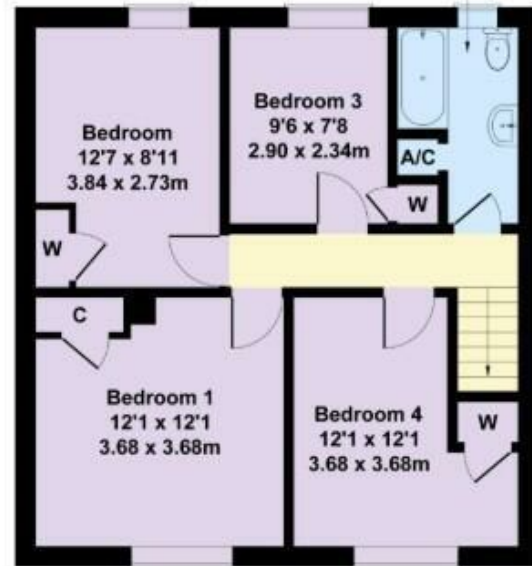
## 19 Trevelva Road TR1 1QW

Approximate Gross Internal Area  
1001 sq ft - 93 sq m

Bathroom  
9'6" x 6'0"  
2.90 x 1.82m



GROUND FLOOR



FIRST FLOOR

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            | 69                      |           |
| (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



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