



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - End Terrace

Price Guide

£325,000

Located in

Truro



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



# South Road

Truro | | TR3 7AD



Full of Cornish character, this delightful three bedroom cottage with two bathrooms, has been thoughtfully updated. Fabulous period features include the granite fireplace with log burner and the fabulous open plan kitchen/dining room. Enclosed gardens.

# South Road

£325,000 Freehold



- Three good sized bedrooms
- Study
- One bedroom with en-suite
- Superb village location
- Open plan kitchen/dining room
- Oil central heating
- Living room with woodburner
- Small enclosed rear garden



## 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>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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