



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - End Terrace

Offers Over

£215,000

Located in

Truro



www.clivepearceproperty.com



Malabar Road

Truro | Cornwall | TR1 3QU



An excellent investment opportunity for someone looking to modernise a large two double bed roomed house that also has consent for an attached dwelling, details of which are available on the Cornwall planning portal PA25/08414. Detached garage and a large corner garden plot. Close to the Royal Cornwall Hospital and Truro Golf Course.

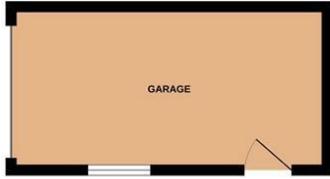
Malabar Road

£215,000 Freehold



- Double fronted end of terrace house
- Substantial corner plot gardens
- Vacant possession
- Double glazing
- PA25/08414 Consent for an attached dwelling
- Detached garage
- Gas central heating
- Investment opportunity!

GARAGE



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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		72	80
(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	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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