



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Detached

Asking Price

£525,000

Located in

Truro



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





# Tregolls Road

Truro | | TR1 1LD



A fine period family home set within substantial mature gardens. Gated driveway parking and garage. Three bedrooms, sun terrace. Great location and vacant possession.

# Tregolls Road

£525,000 Freehold

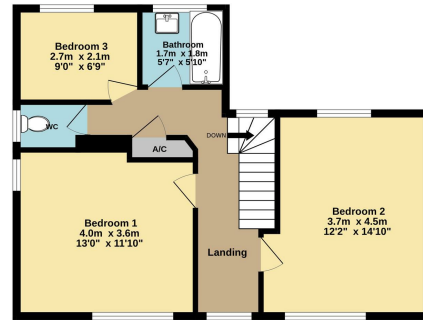


- Substantial Period Detached Residence
- Mature Garden Plot Totalling 0.2 Acres
- Three Receptions
- Garage & Driveway Parking
- Truro City Location
- Three Bedrooms
- Kitchen, Utility & Ground Floor Wc
- NO ONWARD CHAIN

Ground Floor  
79.3 sq.m. (854 sq.ft.) approx.



1st Floor  
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA : 131.3 sq.m. (1414 sq.ft.) 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 E

## 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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(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

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Truro  
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TR1 2LS



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