



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£275,000

Located in

Truro



www.clivepearceproperty.com



Halwyn Place

Truro | | TR1 2LA



A well presented three bedroom middle terrace house ideally located in a favoured traffic free part of the city within walking distance of the city centre, train station, Bosvigo primary school and supermarkets. Sunny front and rear gardens, garage in a nearby block, mains gas central heating and UPVC double glazing.

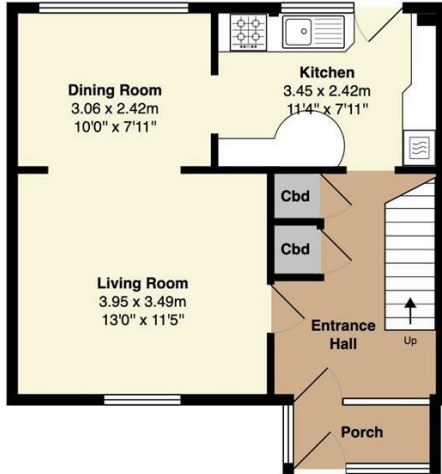
Halwyn Place

£275,000 Freehold

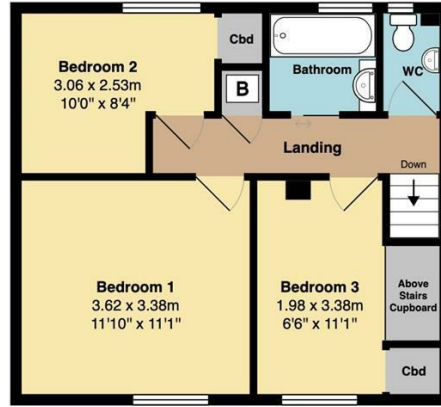


- Three bedrooms
- Front and rear gardens
- High quality refitted kitchen
- Mains gas central heating
- Great traffic free location
- Garage in block to rear
- Polished granite work surfaces
- UPVC double glazing

Ground Floor
Area (approx): 42.3 m² ... 456 ft²



1st Floor
Area (approx): 40.0 m² ... 430 ft²



Total Area: 82.3 m² ... 886 ft²

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.



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 | | | 87 |
| (69-80) C | | 77 | |
| (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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