



CLIVEPEARCE
Now you're moving

2 Bedrooms

Cottage - Terraced

Asking Price

£375,000

Located in

Truro



www.clivepearceproperty.com



Old Carnon Hill

Truro | Cornwall | TR3 6LF



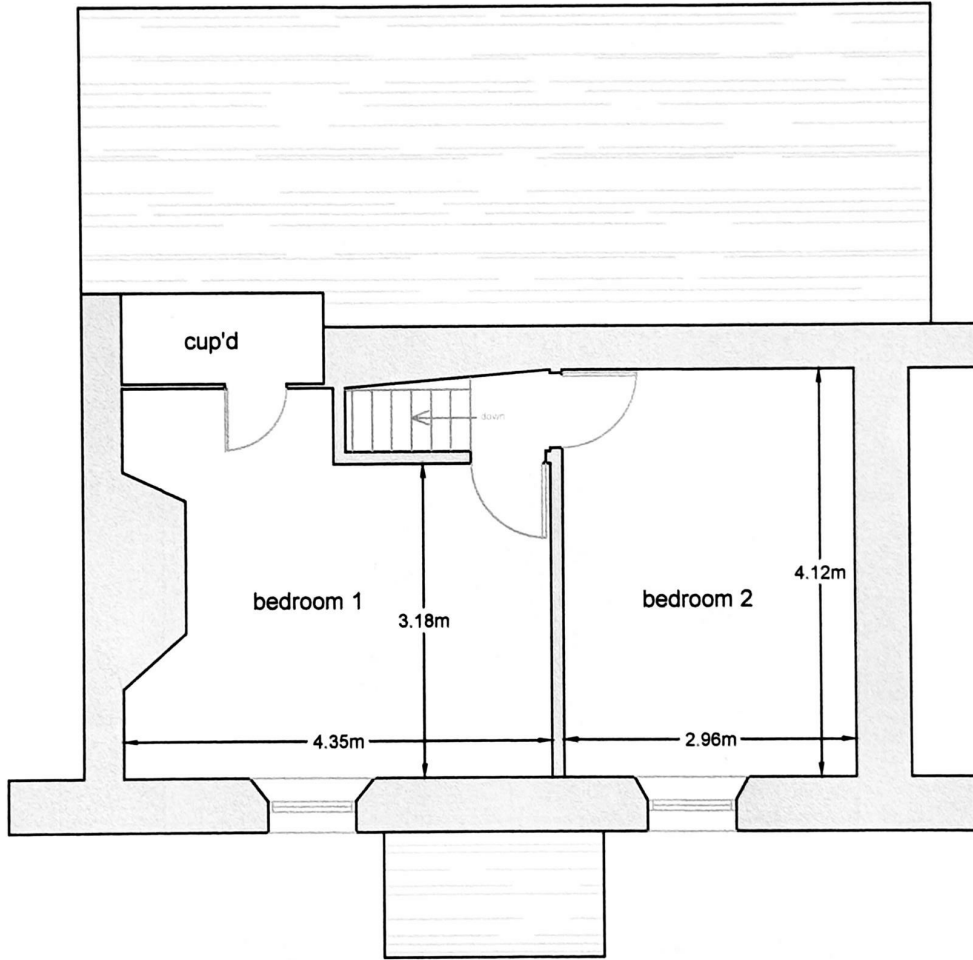
A charming two double bedroom, three reception, middle terrace character cottage with delightful sunny front and rear gardens, gated driveway parking, garage with electric door and plenty of future potential including the possibility to extend (subject to any necessary consent. Fantastic edge of village location and handy for access to The Bissoe Trail.

Old Carnon Hill

£375,000 Freehold



- Character cottage
- Sunny front and rear gardens
- Garage with electric door
- Excellent location between the village and the Bissoe Trail
- Double glazing
- Two double bedrooms
- Driveway parking
- Potential to extend (subject to consent)
- Mains gas central heating



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) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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