



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Semi-Detached

Offers In The Region Of

**£275,000**

Located in

**Truro**



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



# Wherry Close

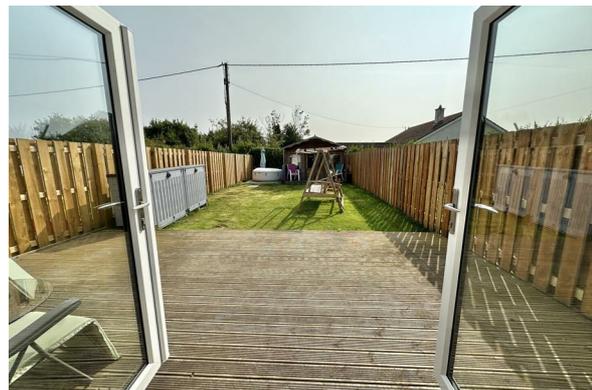
Truro | | TR3 6FY



This six year old home is centrally located within Threemilestone close to all the amenities. The rooms are light and airy and the level gardens include a fabulous timber deck, amazing summer house and enjoy direct access from the lounge French doors. Parking. The property is offered for sale with no upward chain.

# Wherry Close

£275,000 Freehold



- Large semi detached property
- Located in the centre of Threemilestone
- Beautifully fitted kitchen with integrated appliances
- Garden deck, lawn & summerhouse
- Gas central heating and double glazing
- Two double bedrooms with main bedroom ensuite
- Very convenient for amenities and travel
- Large open plan living room with French doors to garden
- Cloaks/wc and family bathroom
- NO ONWARD CHAIN



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

## Ground Floor



## First Floor

### Council Tax Band C

### Local Authority [cornwall council](#)

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>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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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