



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£239,950

Located in

Truro



www.clivepearceproperty.com



Chancery Close

Truro | | TR4 9RE



A spacious three bedroom house in a popular village location close to St Erme Primary School and church. Gardens and Parking.

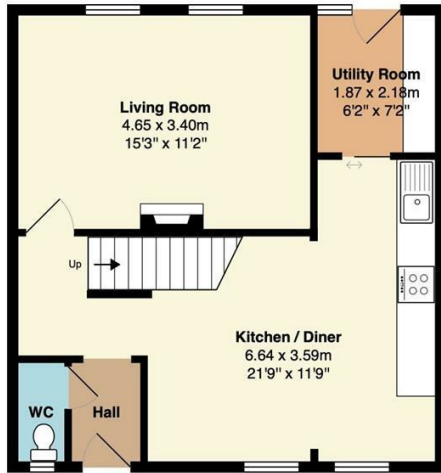
Chancery Close

£239,950 Freehold

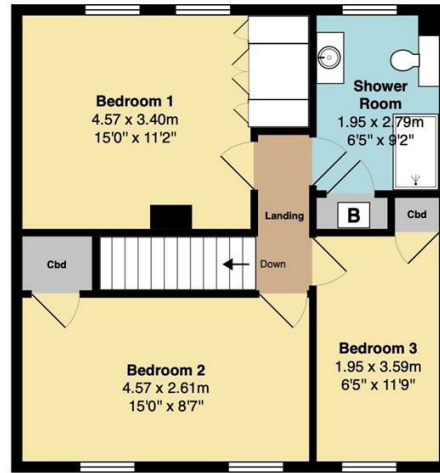


- Surprisingly spacious family home
- Located in corner of cul-de-sac
- Open plan kitchen/Dining room
- Double glazing and LPG Gas central heating
- Allocated parking space
- Three generous bedrooms
- Lovely lightly wooded area near St Erme Church
- Utility porch and Cloakroom/Wc
- Enclosed level gardens
- NO ONWARD CHAIN

Ground Floor
Area (approx): 47.2 m² ... 508 ft²



1st Floor
Area (approx): 47.2 m² ... 508 ft²



Total Area: 94.3 m² ... 1015 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		
(69-80) C		
(55-68) D		66
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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