



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£325,000

Located in

Truro



www.clivepearceproperty.com



Tregurra Lane

Truro | Cornwall | TR1 1RD



NO ONWARD CHAIN - A surprisingly spacious three bedroom detached bungalow with driveway parking, garage and gardens, ideally located close to good primary and secondary schooling, and within walking distance of the city centre. Clear mundic test (A1 sound concrete - i.e. not mundic).

Tregurra Lane

£325,000 Freehold



- Three bedroom detached bungalow
- Large garden with potential
- Close to good schools
- Built in circa 1935 and tested for Mundic (A1 i.e. not mundic)
- Ideal for renovation & remodeling
- Mains gas central heating
- Driveway and garage / store
- Near Waitrose supermarket
- Flexible layout & majority double glazing
- Viewing recommended

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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