



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£325,000

Located in

Truro



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



# Tresillian

Truro | Cornwall | TR2 4BA



A spacious three bedroom semi detached house with delightful river views, sunny front and rear gardens and further riverside garden (shared with neighbouring property), driveway parking and garage. Please note that the property was tested for Mundic and two samples were classified as Mundic Class B. The property is therefore unsuitable for mortgage lending and will interest CASH BUYERS ONLY. There is NO ONWARD CHAIN.

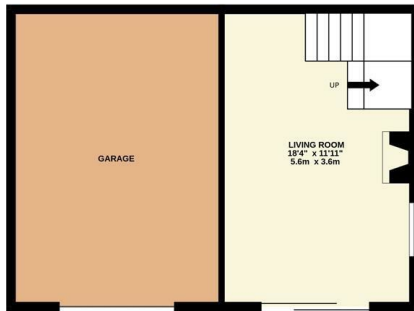
# Tresillian

£325,000 Freehold



- Three bedroom house
- Sunny garden
- Driveway parking plus garage
- NO ONWARD CHAIN
- Majority double glazing
- Riverside location
- Additional shared riverside garden
- CASH BUYERS ONLY
- Mains gas central heating
- River views

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 sq.m.) approx.

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.  
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## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		63	
(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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