



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Semi-Detached

Offers In Excess Of

£350,000

Located in

Truro



www.clivepearceproperty.com



City Road

Truro | Cornwall | TR1 2JJ



A surprisingly spacious extended three bedroom semi detached city centre house with parking for three vehicles, enclosed rear garden with composite barbecue deck and large garden room / cabin included. Mains gas central heating and UPVC double glazing. Refitted kitchen and bathroom. Separate utility room and ground floor cloakroom / WC.

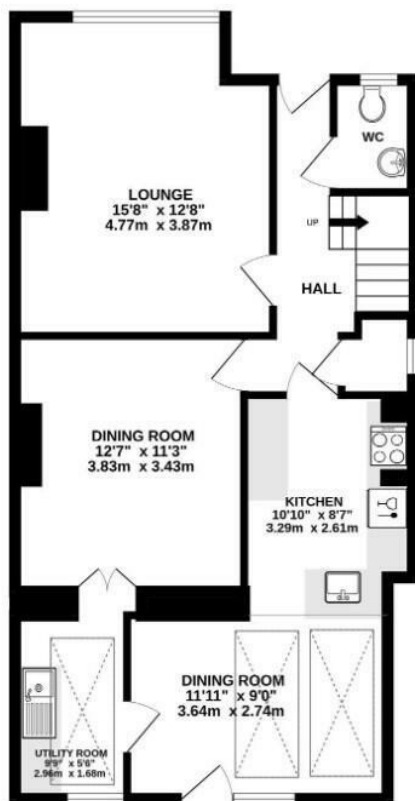
City Road

£350,000 Freehold

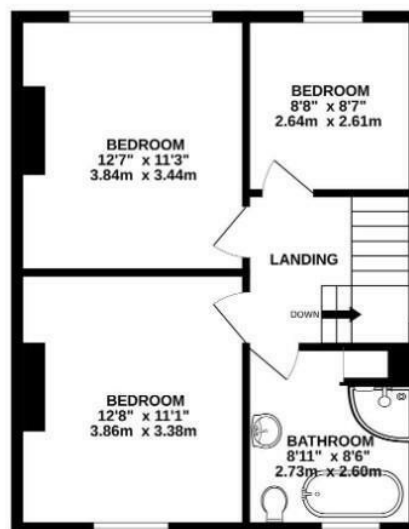


- Spacious three bedroom house
- Extended
- Refitted kitchen and bathroom
- UPVC double glazing
- Composite barbecue deck
- City centre location
- Large garden room included
- Mains gas central heating
- Enclosed level garden

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



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	72	83
(55-68) D		
(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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