



CLIVEPEARCE
Now you're moving

2 Bedrooms

Bungalow - Semi Detached

Offers Over

£310,000

Located in

Truro



www.clivepearceproperty.com



Victoria Road

Truro | | TR3 6DJ



Offering an unusually large garden and a long driveway, this semi detached bungalow is beautifully presented and has more recently undergone a modernisation program. This includes a refitted kitchen and shower room suite. There are two large double bedrooms, a spacious lounge and a useful ancillary room. Also, there is gas central heating, double glazing and garage

Victoria Road

£310,000 Freehold



- Outstanding semi detached bungalow
- Living room and beautifully fitted kitchen
- Two large bedrooms
- Substantial and level garden plot
- Spacious accommodation
- Ancillary room and wet room style shower room
- Gas central heating and double glazing
- Garage and long driveway



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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 Exempt 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		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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