



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - End Terrace

Offers Over

£300,000

Located in

Truro



www.clivepearceproperty.com



Boscawen Road

Truro | Cornwall | TR4 8JS



This semi detached 4 bedroomed property is situated in the popular village of Chacewater, a short distance from the city of Truro.

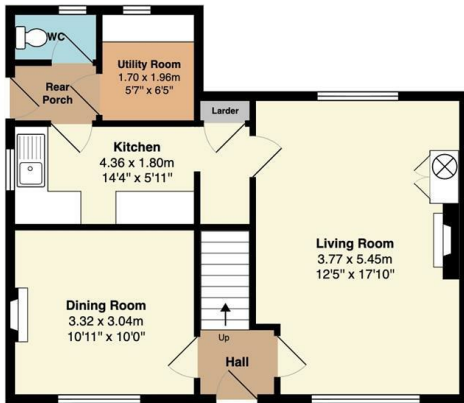
Boscawen Road

£300,000 Freehold

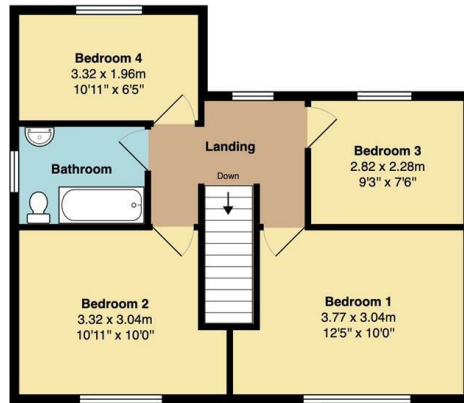


- Substantial family home
- Two receptions
- Ground floor Wc
- Large front and rear gardens
- No onward chain
- Four bedroom accommodation
- Kitchen and utility room
- Double glazing and modern electric room heaters
- Cul de sac Location
- Popular village

Ground Floor
Area (approx): 50.2 m² ... 540 ft²



1st Floor
Area (approx): 50.2 m² ... 540 ft²



Total Area: 100.4 m² ... 1080 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			81
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

31 Lemon Street

Truro

Cornwall

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