



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Semi-Detached

Offers In The Region Of

£325,000

Located in

Truro



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Polsue Way

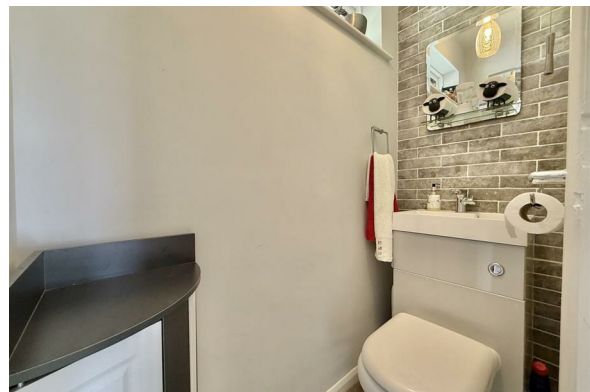
Truro | Cornwall | TR2 4BE



Affording superb views over the Tresillian River and towards the countryside beyond and set within a quiet close away from the main road is this 3 bedroom reversed level semi-detached house. It offers a good sized lounge with views, fitted kitchen with integrated appliances, double bedroom and bathroom with separate WC. On the lower ground floor there are two double bedrooms and a rear lobby with door to garden. The property offers gas central heating and double glazing and has a garage set in a block and off road parking with gardens to the front and rear.

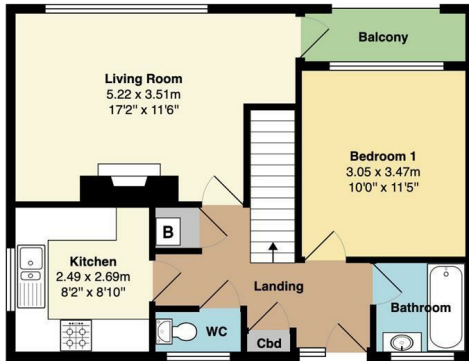
Polsue Way

£325,000 Freehold

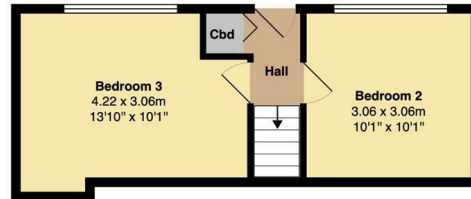


- Reverse level semi detached residence
- Three bedrooms
- Gas central heating and double glazing
- Garage in block
- Elevated position with creekside views
- Living room, fitted kitchen & balcony
- Mature gardens

Upper Ground Floor
Area (approx): 49.5 m² ... 533 ft²



Lower Ground Floor
Area (approx): 26.0 m² ... 280 ft²



Total Area: 75.5 m² ... 813 ft² (excluding balcony)

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 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		
(55-68) D	61	73
(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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