



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

£195,000

Located in

Truro



www.clivepearceproperty.com



The Square

Truro | Cornwall | TR2 4DT



*** Best and final offers being called for on Thursday 26 February at 12noon

*** A flexible and spacious three bedroom terraced house with integral garage and low maintenance rear courtyard garden. Central village location conveniently positioned between Truro, St. Austell and the main A30. Ideal investment or first buy. NO ONWARD CHAIN.

The Square

£195,000 Freehold



- Three bedroom house
- Integral garage
- Bedroom One with en-suite shower room
- UPVC double glazing
- NO ONWARD CHAIN
- Central village location
- Low maintenance rear garden
- Mains gas central heating
- Driveway parking

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

31 Lemon Street

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Cornwall

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