



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£530,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Fir Grove

Truro | Cornwall | TR3 6HQ



A very well presented and upgraded three bedroom detached bungalow located in a tucked away cul-de-sac in the centre of Carnon Downs, with refitted kitchen, professionally landscaped garden, driveway parking and super primary bedroom with ensuite and dressing room. Viewing essential.

# Fir Grove

£530,000 Freehold



- Three bedroom bungalow
- Excellent decorative presentation
- En-Suite main bedroom with dressing room
- Hi Specification energy efficient electric heating
- Refitted kitchen with integrated appliances
- Tucked away central village location
- Professionally landscaped garden
- Ample driveway parking
- LPG gas fire
- UPVC double glazing

**Ground Floor**  
Area (approx): 120.0 m<sup>2</sup> ... 1292 ft<sup>2</sup>



Total Area: 120.0 m<sup>2</sup> ... 1292 ft<sup>2</sup> (excluding veranda)

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 E

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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