



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - Terraced

Asking Price

£250,000

Located in

Penryn



www.clivepearceproperty.com



Little Oaks

Penryn | | TR10 8RX



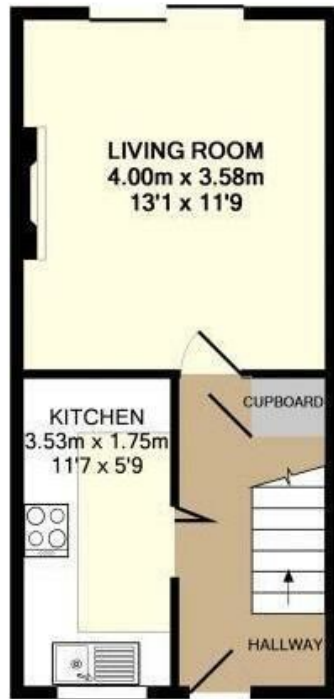
A beautifully presented two double bedroom terraced house with enclosed low maintenance garden and allocated parking ideally located within walking distance of good schools, Falmouth University, Penryn train station and the town. Upgraded UPVC double glazing and electric heating.

Little Oaks

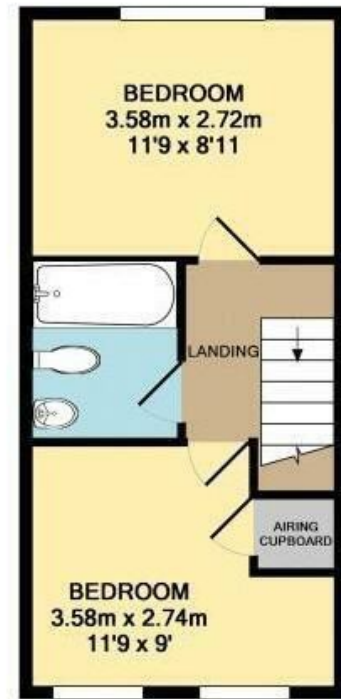
£250,000 Freehold



- Beautifully presented
- Two double bedrooms
- Enclosed low maintenance garden
- Stylish kitchen
- Upgraded Electric heaters
- Excellent Penryn location
- Allocated parking
- Living room with French doors
- Upgraded UPVC double glazing



GROUND FLOOR
APPROX. FLOOR
AREA 26.3 SQ.M.
(283 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 26.3 SQ.M.
(283 SQ.FT.)

TOTAL APPROX. FLOOR AREA 52.5 SQ.M. (565 SQ.FT.)

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		95
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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