



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

£349,950

Located in

Truro



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



# Navigator Way

Truro | | TR1 3GE



A stylish and contemporary three bedroom (main en-suite) home with a spacious living room, fitted kitchen/dining room, parking and gardens. Very convenient location.



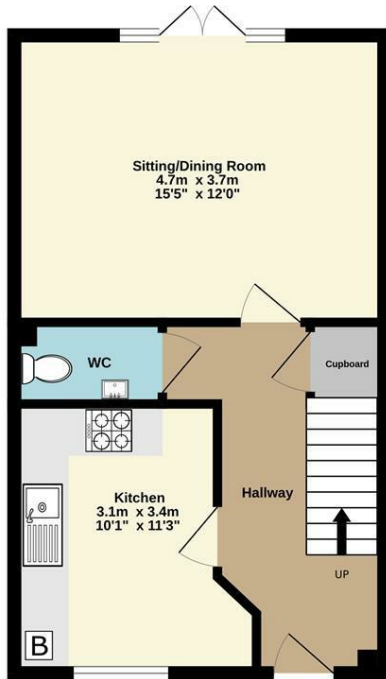
# Navigator Way

£349,950 Freehold

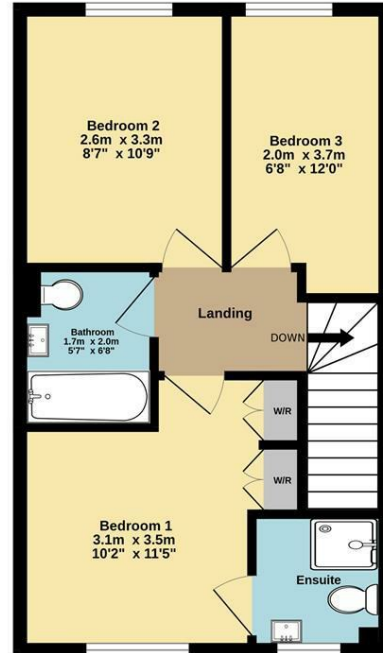


- Beautifully Presented Semi Detached Family Home
- Fitted Kitchen And Spacious Living Room Overlooking Rear Garden
- Double Glazing And Gas Central Heating
- Located Between The Hospital And The City
- Three Bedrooms With Main En Suite
- Ground Floor Wc & Family Bathroom
- Two Car Parking And Enclosed Rear Garden

Ground Floor  
38.0 sq.m. (409 sq.ft.) approx.



1st Floor  
37.7 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA: 75.7 sq.m. (815 sq.ft.) approx.  
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.  
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## 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) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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