



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Detached

Asking Price

£650,000

Located in

Truro



www.clivepearceproperty.com



Lower Hugus Road

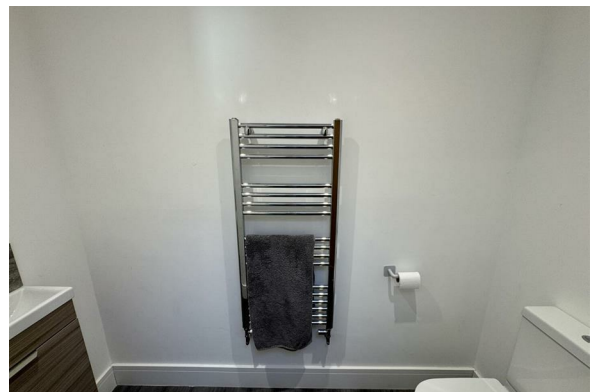
Truro | | TR3 6BD



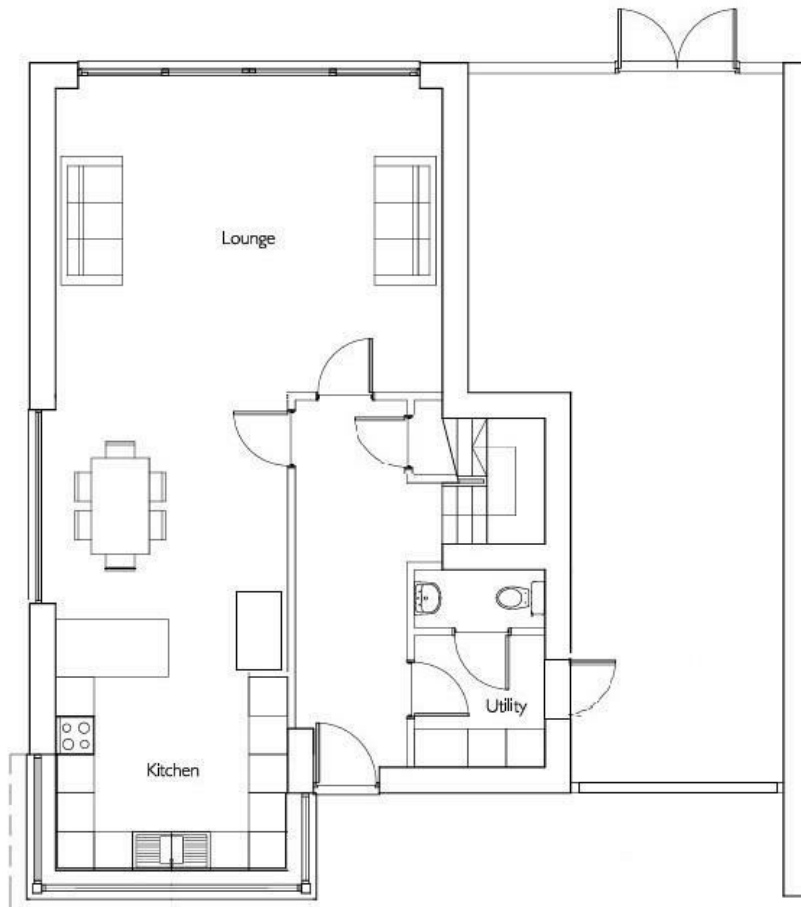
A modern three bedroom detached house in a select development located at the edge of the village. Contemporary style energy efficient home with large open plan living space. Garage with potential to create a further bedroom, annexe or workshop (subject to any necessary works or consents). Large sunny rear garden, ample parking and garage with EV charger.

Lower Hugus Road

£650,000 Freehold



- Modern three double bedroom house
- Excellent village location
- Garage / workshop with potential to convert
- Primary bedroom with en-suite shower room
- Select development
- Large sunny garden
- Energy efficient EPC 81B
- Ample parking and EV charging



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) A		
(81-91) B		
(69-80) C	81	89
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

31 Lemon Street

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