



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Semi-Detached

£315,000

Located in

Truro



www.clivepearceproperty.com



Glenthorne Road

Truro | | TR3 6TT



A surprisingly spacious and well presented three bedroom semi detached house with large conservatory, off street driveway parking for two, refitted kitchen & bathroom and sunny enclosed garden, located at the end of a popular cul-de-sac a short walk from the village centre.

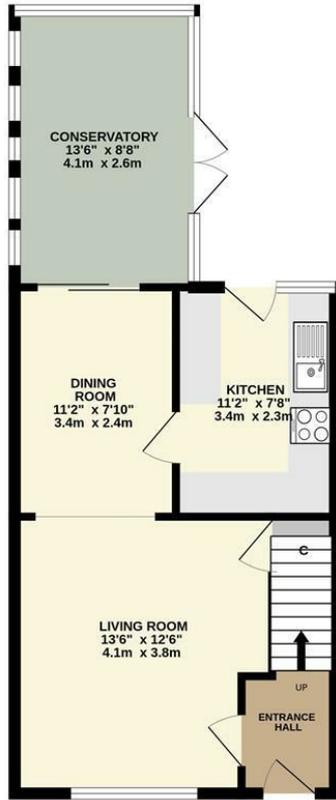
Glenthorne Road

£315,000 Freehold

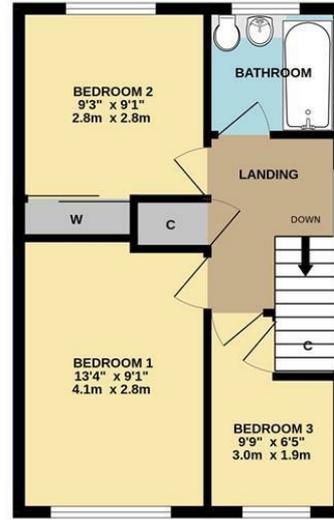


- Three bedrooms
- Popular Threemilestone village location
- Driveway parking for two vehicles
- Refitted kitchen and bathroom
- Mains gas central heating
- Excellent presentation
- Impressive conservatory
- Enclosed sunny garden
- UPVC double glazing, soffits & fascias

GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) 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) A			
(81-91) B			
(69-80) C		74	80
(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	

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