



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House

Asking Price

£379,950

Located in

Truro



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





# Carclew Street

Truro | | TR1 2DZ



A large and spacious four bedroom double fronted Grade II Listed historic Cornish cottage just off Lemon Street close to the centre of Truro. Delightful enclosed sunny garden. Permit parking on street.

# Carclew Street

£379,950 Freehold



- Four bedroom City residence
- Grade 2 listed and pretty mellow stone frontage
- Beautiful kitchen and large utility
- Gas central heating
- Vacant possession
- Close to the city centre
- Three receptions
- Ground floor Shower room and first floor family bathroom
- Enclosed rear garden and potting shed



## 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>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</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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