



**CLIVE PEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£320,000

Located in

Truro



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# Trenerry Close

Truro | Cornwall | TR1 1BX



A stylish family home, offering three double bedrooms and a spacious open-plan kitchen / dining / living room. Situated in a highly sought after Truro location, close to Archbishop Benson primary school and within walking distance to the city centre. The property offers driveway parking and a large enclosed garden with a beautiful sun deck entertaining area.

NO CHAIN

# Trenerry Close

£320,000 Freehold



- A beautifully presented family home
- Three double bedrooms
- Family bathroom and separate WC
- Close to Archbishop Benson School and Truro City Centre
- Ideal rental / investment property
- Spacious entertaining space
- A contemporary open plan kitchen / dining room
- Driveway with ample parking
- Enclosed rear garden with timber sun deck
- NO CHAIN!



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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	
(81-91)	B	
(69-80)	C	
(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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