



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - End Terrace

Offers Over

**£300,000**

Located in

**Truro**



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



# Boscawen Road

Truro | Cornwall | TR4 8JS



This semi detached 4 bedroomed property is situated in the popular village of Chacewater, a short distance from the city of Truro.

# Boscawen Road

£300,000 Freehold




- Substantial family home
- Two receptions
- Ground floor Wc
- Large front and rear gardens
- No onward chain
- Four bedroom accommodation
- Kitchen and utility room
- Double glazing and modern electric room heaters
- Cul de sac Location
- Popular village

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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