



CLIVE PEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£425,000

Located in

Truro



www.clivepearceproperty.com



Crescent Rise

Truro | Cornwall | TR1 3ER



A beautifully presented and extended three bedroom detached bungalow with many modern upgrades, block paved driveway parking, a garage with electric roller shutter door and a landscaped, sunny and sheltered rear garden. Excellent city location within walking range of Truro train station, a choice of supermarkets and the city centre.

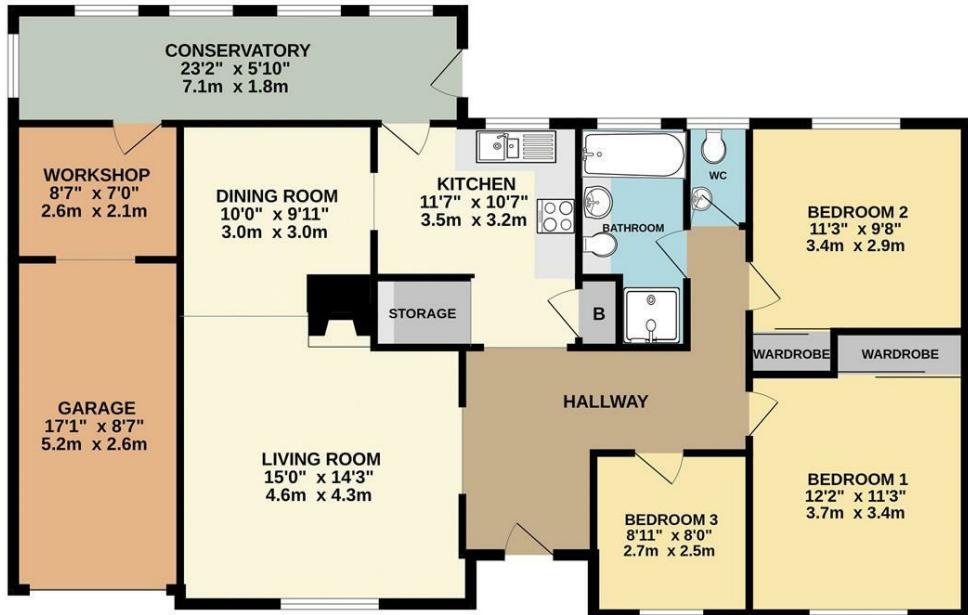
Crescent Rise

£425,000 Freehold



- Three bedroom bungalow
- Cul-de-sac location
- Sunny landscaped rear garden
- Spacious rear extension
- UPVC double glazing & upgraded front door
- Detached
- Block paved driveway parking
- Garage with electric roller shutter door
- Mains gas central heating
- Walkable to Truro train station

GROUND FLOOR
1334 sq.ft. (124.0 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq ft. (124.0 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition or efficiency can be given.
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Council Tax Band D

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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