



CLIVE PEARCE
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£280,000

Located in

Truro



www.clivepearceproperty.com



Trevelva Road

Truro | Cornwall | TR1 1QW



With fabulous views over the Truro River, this three bedroom home is well located for the city centre and also the parks and gardens at Boscawen. A beautifully presented home offering superb space. Enclosed rear garden.

Trevelva Road

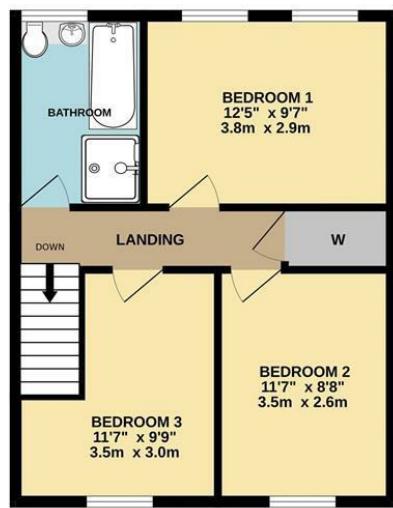
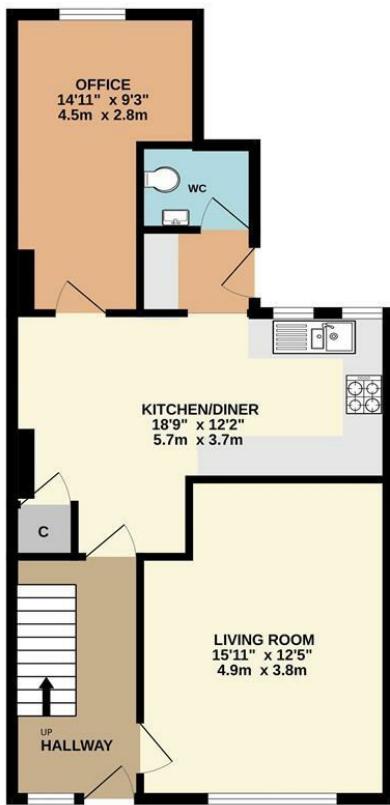
£280,000 Freehold



- Three bedrooms
- Ground floor office/flexi room
- Living room with fireplace
- Sun terrace to front
- Gas central heating and double glazing
- Open plan kitchen/dining room
- Utility and Guest WC
- Bathroom with four piece suite
- Enclosed rear garden with outbuildings
- **SUPERB LOCATION**

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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 misdescription. This plan is for illustrative purposes only and should not be used as a guide 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.
Made with Metropix c2025

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	

31 Lemon Street
Truro
Cornwall
TR1 2LS



hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com