



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£650,000

Located in

Truro



www.clivepearceproperty.com



Trennick Row

Truro | | TR1 1QL



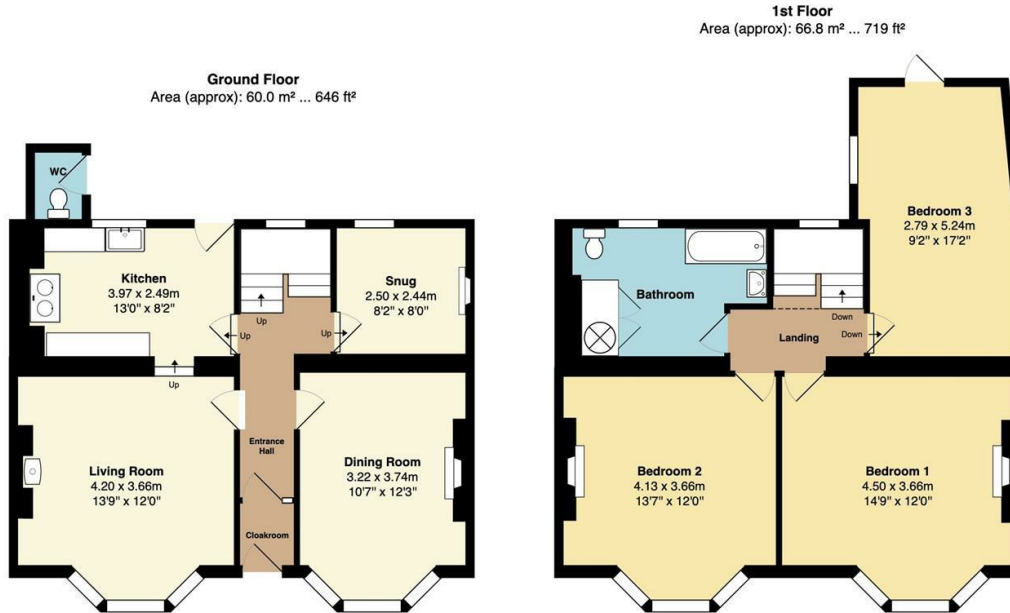
This fine period property occupies one of the most desirable terraces in the city and enjoys delightful views of the river from all of the south facing rooms. This attractive 19th Century double bay fronted house has retained plenty of character and charm.

Trennick Row

£650,000 Freehold



- Fine and substantial grade II listed period town house
- Stunning period features, bay windows and fireplaces
- Aga and modern electric heating
- Close to Boscawen Park and riverside walk to the Heron Inn Public House
- Riverside views and level walk to city
- Three very large bedrooms and three receptions
- Long gardens, walled to rear with detached garage



Total Area: 126.9 m² ... 1365 ft² (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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Council Tax Band E

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 | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 21 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

31 Lemon Street

Truro

Cornwall

TR1 2LS



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