



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Semi-Detached

Offers Over

£250,000

Located in

Truro



www.clivepearceproperty.com



Cornish Crescent

Truro | | TR1 3PE



A three bedroom family home with a superb large rear garden. Two reception rooms, downstairs wc, large kitchen and a four piece bathroom suite. Gas central heating, no chain and wonderful views to the rear.

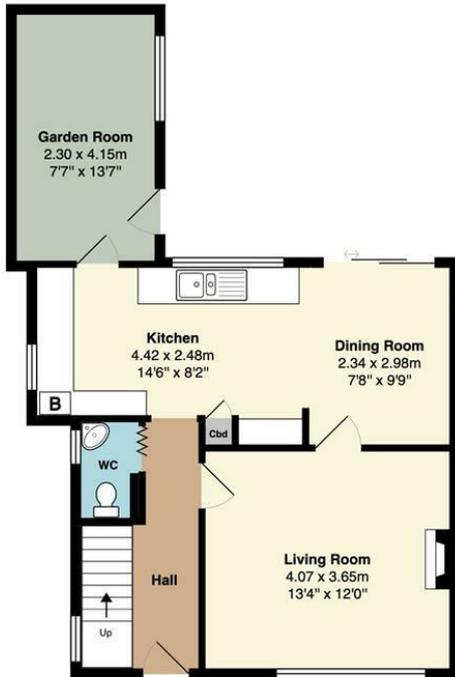
Cornish Crescent

£250,000 Freehold

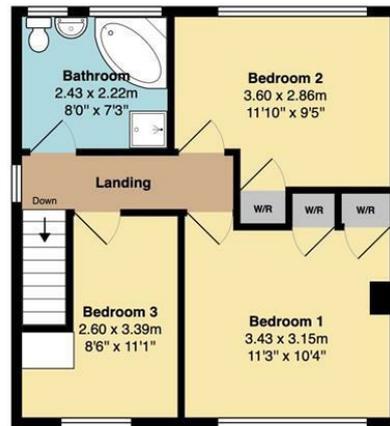


- Surprisingly spacious semi detached family home
- Large living room and garden room
- Gas central heating and double glazing
- NO ONWARD CHAIN
- Three bedrooms and four piece bathroom
- Fitted kitchen/dining room and downstairs WC
- Impressive large garden and beautiful rural view

Ground Floor
Area (approx): 53.1 m² ... 572 ft²



1st Floor
Area (approx): 41.5 m² ... 447 ft²



Total Area: 94.6 m² ... 1019 ft²

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 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		82
(69-80) C	71	
(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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