



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - End Terrace

Asking Price

£235,000

Located in

Truro



www.clivepearceproperty.com



Killigrew Gardens

Truro | Cornwall | TR4 9BT



A beautifully presented two bedroom end of terrace house with a brand new refitted kitchen and brand new bathroom with shower over the bath. Recently redecorated inside and low maintenance sunny rear garden with storage shed. The property has off street and on street parking and a garage in a nearby block. Electric heating and double glazing. Excellent village location with a regular bus service and within walking distance of the convenience shop, primary school and countryside.

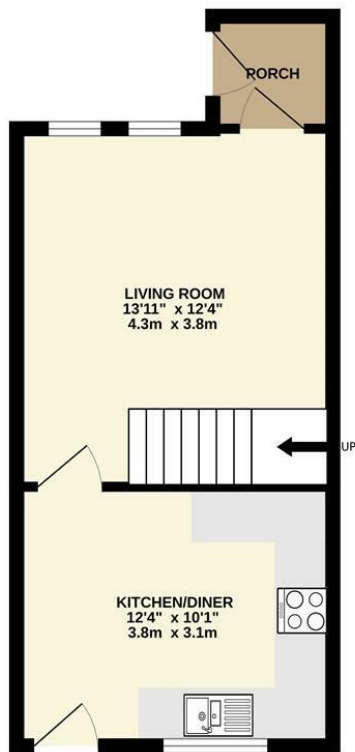
Killigrew Gardens

£235,000 Freehold

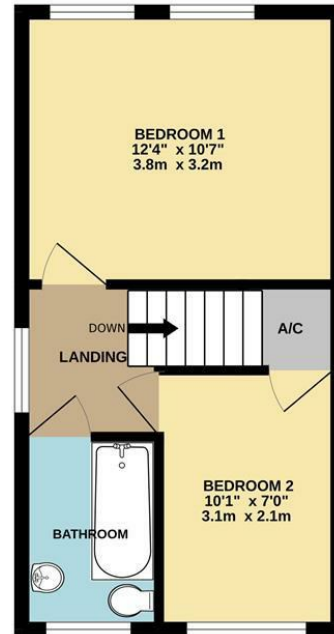


- Two bedroom house
- Brand new kitchen installed
- Nearby off street and on street parking
- Electric heating
- Excellent village location between Truro and the A30
- Recently updated
- Brand new bathroom
- Garage in a nearby block
- UPVC double glazing
- No onward chain

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 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 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.
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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		
(55-68) D		
(39-54) E	47	
(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



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hello@clivepearceproperty.com

01872 272622

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