



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Townhouse

Asking Price

£375,000

Located in

Truro



www.clivepearceproperty.com



Carvoza Road

Truro | Cornwall | TR1 1BB



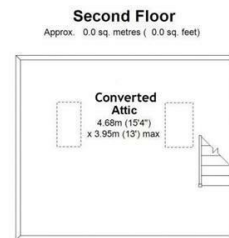
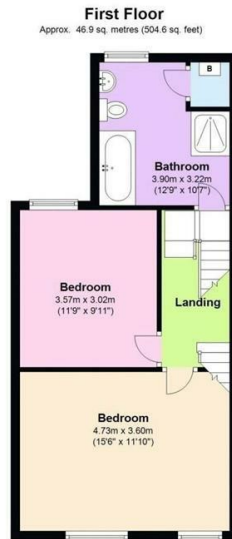
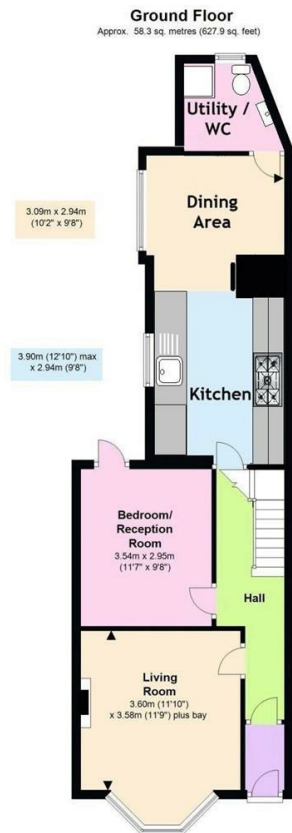
An elegant and characterful, three bedroom townhouse with refitted kitchen and delightful landscaped garden. Located in a favoured tree-lined avenue close to Archbishop Benson primary school and within walking distance of the city centre and green spaces.

Carvoza Road

£375,000 Freehold



- Three-bedroom Edwardian townhouse
- Mature landscaped garden
- Refitted kitchen, oak flooring & bi-fold doors to garden
- Cosy wood burning stove & gas central heating
- On street permit parking scheme in place
- Useful converted loft space
- Original character features intact
- Ground floor cloakroom / utility
- Large family bathroom
- Excellent city location, plus access to green spaces



Total area: approx. 105.2 sq. metres (1132.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor-plan, measurements are approximate and no responsibility is taken for any error or omission. The plan is for representation purposes only and should be used as such by any prospective purchaser
Plan produced using PlanUp.

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		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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