



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - Semi-Detached

Asking Price

£168,000

Located in

Truro



www.clivepearceproperty.com



Trelander North

Truro | Cornwall | TR1 1PW



A two double bedroom semi-detached family home with level front and rear gardens in a convenient location close to bus routes, shops and schools. Two reception rooms, UPVC double glazing and no onward chain.

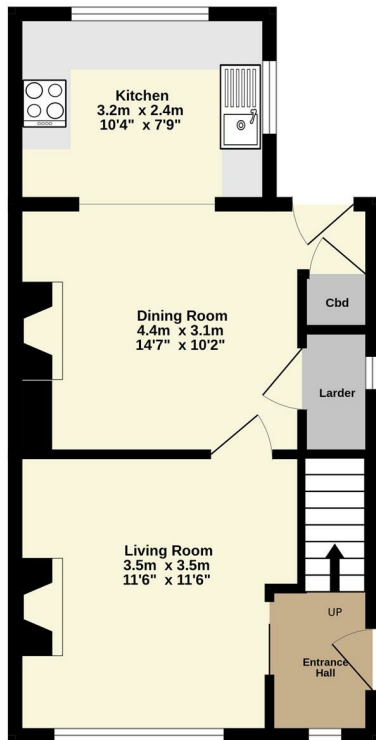
Trelander North

£168,000 Freehold

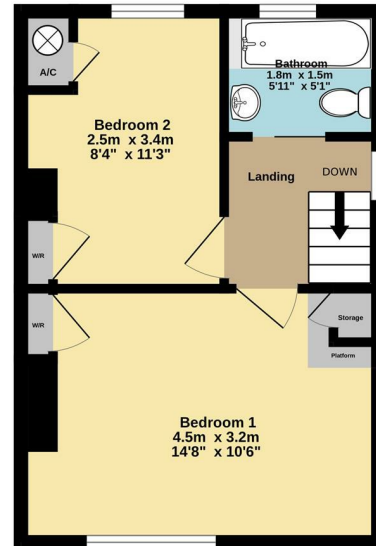


- No onward chain
- Two reception rooms
- Walk to shops and schools
- Level gardens
- Two double bedrooms
- Plentiful storage
- Close to city centre
- Chance to modernise

Ground Floor
35.2 sq.m. (378 sq.ft.) approx.



1st Floor
28.6 sq.m. (308 sq.ft.) approx.



TOTAL FLOOR AREA: 63.8 sq.m. (686 sq.ft.) 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 A

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		83
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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