



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£325,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Station Road

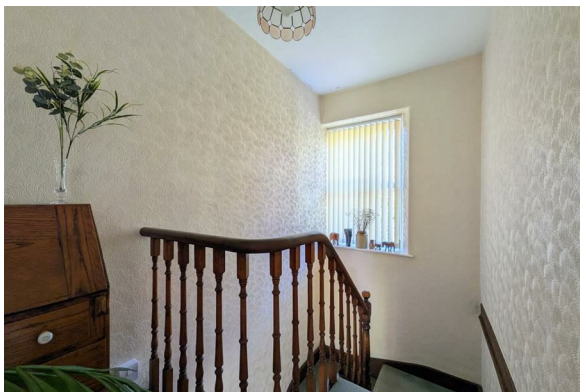
Truro | Cornwall | TR3 7LE



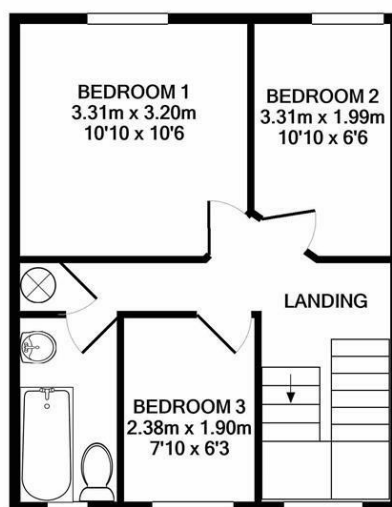
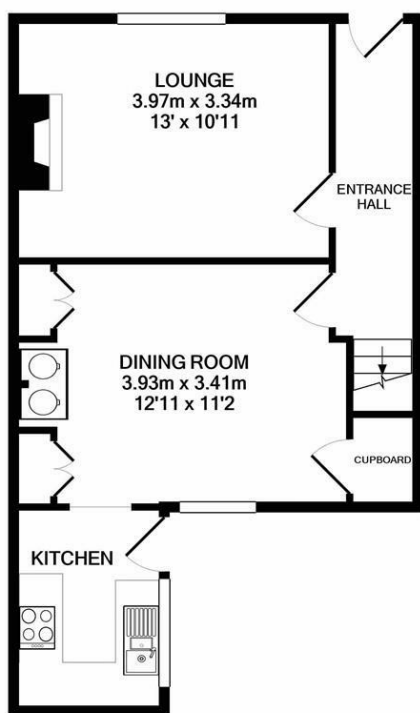
A charming character home set within a pretty terrace in the heart of the village. Three bedrooms, two reception rooms, garden, garage, parking and wonderful views.

# Station Road

£325,000 Freehold



- Impressive character property
- Sitting room with bay window
- Kitchen with modern units
- Recently installed mains gas central heating
- Garage and parking
- Three good sized bedrooms
- Dining room
- Many period features
- Garden and lovely views



GROUND FLOOR

1ST FLOOR

2 BELLEVUE TCE PERRANWELL STATION TR3 7LE  
TOTAL APPROX. FLOOR AREA 78.3 SQ.M. (843 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 C

## 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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