



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Cottage - Terraced

Asking Price

£305,000

Located in

Truro



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



# Hendra Terrace

Truro | Cornwall | TR3 7AJ



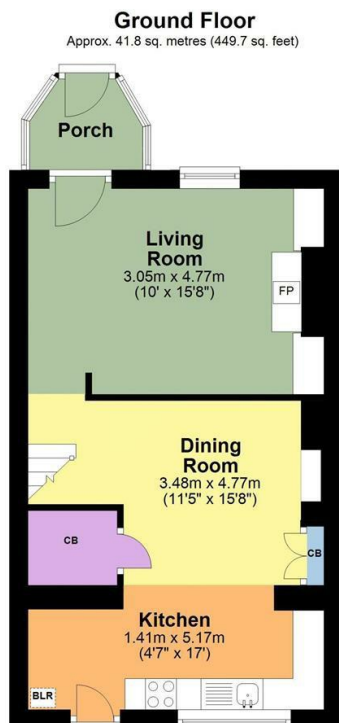
A delightful two bedroom terraced character cottage with a wealth of period detail intact including a beautiful arched coloured glass window. The property has fantastic views across farmland to the rear and there's a large garden situated at the end of the terrace (in addition to the front garden and parking space). UPVC double glazing and LPG gas central heating. Excellent village location close to the centre.

# Hendra Terrace

£305,000 Freehold



- Two bedrooms
- Gorgeous open plan kitchen/dining room
- Owned solar panels with battery storage
- Separate rear garden with summerhouse
- LPG gas central heating
- Living room with wood burner
- First floor bathroom with white suite
- Front garden and parking
- Excellent village location
- UPVC double glazing



Total area: approx. 78.3 sq. metres (842.8 sq. feet)

These are appropriate dimensions.  
Plan produced using PlanUp.

## 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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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