



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£375,000

Located in

Truro



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



# Green Close

Truro | Cornwall | TR1 2DD

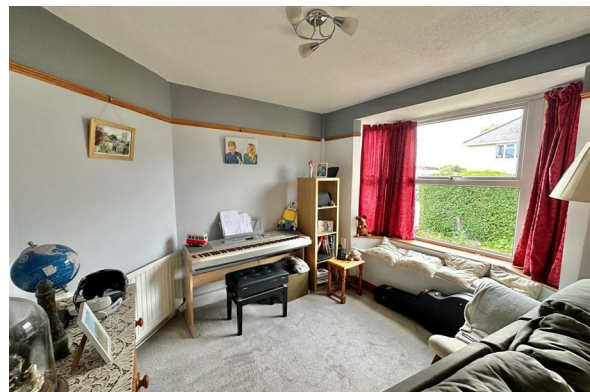


A generously proportioned three bedroom semi detached house with attic conversion, large family/day room, parking for three vehicles and level enclosed rear garden conveniently located at the edge of Truro. Loads of future potential with a great deal of space to the side of the property etc.



# Green Close

£375,000 Freehold



- Three bedrooms plus converted attic space
- Very large family/flexi room
- Parking for 3+ vehicles
- Convenient edge of city location walkable to the city centre
- Recently installed wood burning stove
- Gas central heating and UPVC double glazing
- Shed with power connected
- Enclosed sunny rear garden



## Council Tax Band

## 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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