



**CLIVE PEARCE**

Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£375,000

Located in

Truro



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# 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



36 GREEN CLOSE, TRURO

TOTAL FLOOR AREA : 1302 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

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

31 Lemon Street  
Truro  
Cornwall  
TR3 7QB



hello@clivepearceproperty.com  
01872 272622  
www.clivepearceproperty.com