



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£325,000

Located in

Truro



www.clivepearceproperty.com



Kel Avon Close

Truro | Cornwall | TR1 1AN



A well presented three bedroom (primary with en-suite) terraced townhouse with sunny garden, integral garage and ample parking ideally located within walking distance of to good schools, Waitrose and the city centre. Mains gas central heating and UPVC double glazing. Ideal investment or family house and must be viewed to appreciate the space and presentation.

Kel Avon Close

£325,000 Freehold



- Three spacious bedrooms
- Desirable Beechwood Parc development
- Landscaped enclosed garden
- Integral garage
- Near Penair Secondary School
- Refitted family bathroom plus en-suite shower room
- Excellent presentation
- Plenty of parking available
- Close to primary schools
- Walking distance to Waitrose

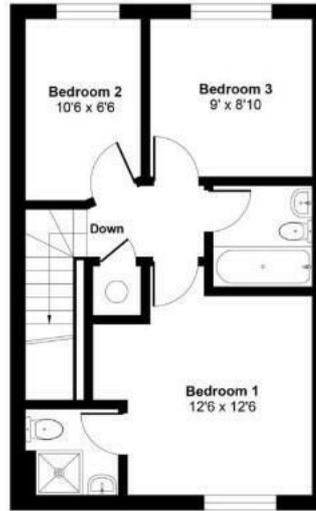
Kel Avon Close, Truro, TR1

Approximate Area = 1122 sq ft / 104.2 sq m (includes garage)

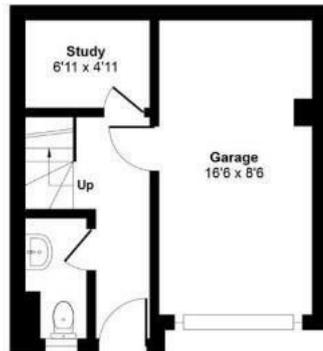
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Council Tax Band D

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		74	78
(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	

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Cornwall

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