



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Semi-Detached

Asking Price

£370,000

Located in

Truro



www.clivepearceproperty.com



Scholar Road

Truro | Cornwall | TR1 3GJ



A well presented four bedroom semi detached family house with driveway parking to the front and a large enclosed sunny garden to the rear. Ideal family house or buy to let investment property located close to Treliske Hospital, Richard Lander Secondary School, Truro Prep School, Truro Leisure Centre, Truro Golf Club and Truro tennis Club.

Scholar Road

£370,000 Freehold



- Four bedrooms
- Enclosed sunny rear garden
- Mains gas central heating & UPVC double glazing
- Close to Treliske Hospital
- Truro Golf Club and Tennis Club nearby
- Spacious family house
- Driveway and on street parking
- Built in 2015
- Near to good schools, Truro College & Truro Leisure Centre

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		94
(81-91) B	84	
(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	

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