



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£360,000

Located in

Truro



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



# Chirgwin Road

Truro | Cornwall | TR1 1TT



An updated and remodeled three bedroom semi detached house located close to good schools and within walking distance of the city centre and country walks. Refitted kitchen and bathroom, conservatory with upgraded solid roof, landscaped garden, off street parking and much more.



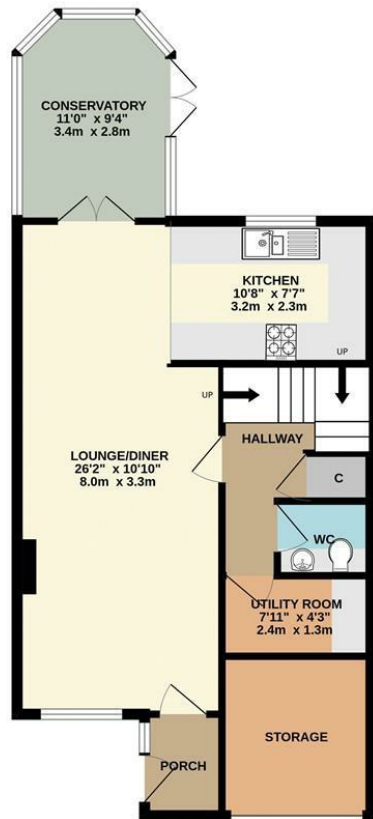
# Chirgwin Road

£360,000 Freehold

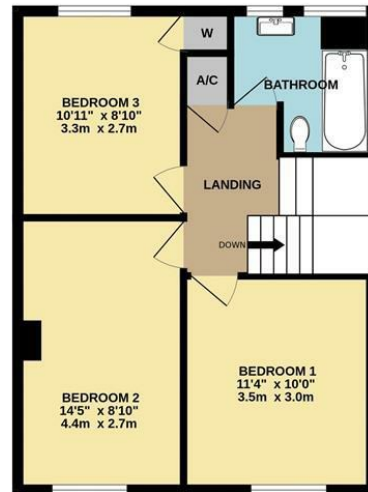


- Three generous bedrooms
- Stylish refitted kitchen with Quartz solid surfaces
- Addition of Utility and ground floor WC
- Landscaped sunny garden
- Mains gas central heating & UPVC double glazing
- Exceptional upgraded presentation
- Quality remodeled bathroom
- Conservatory with upgraded roof
- Allocated driveway parking

GROUND FLOOR



1ST FLOOR



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 C

## 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		
England & Wales		EU Directive 2002/91/EC

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Truro  
Cornwall  
TR3 7QB



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