



**CLIVE PEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£360,000

Located in

Truro



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# 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

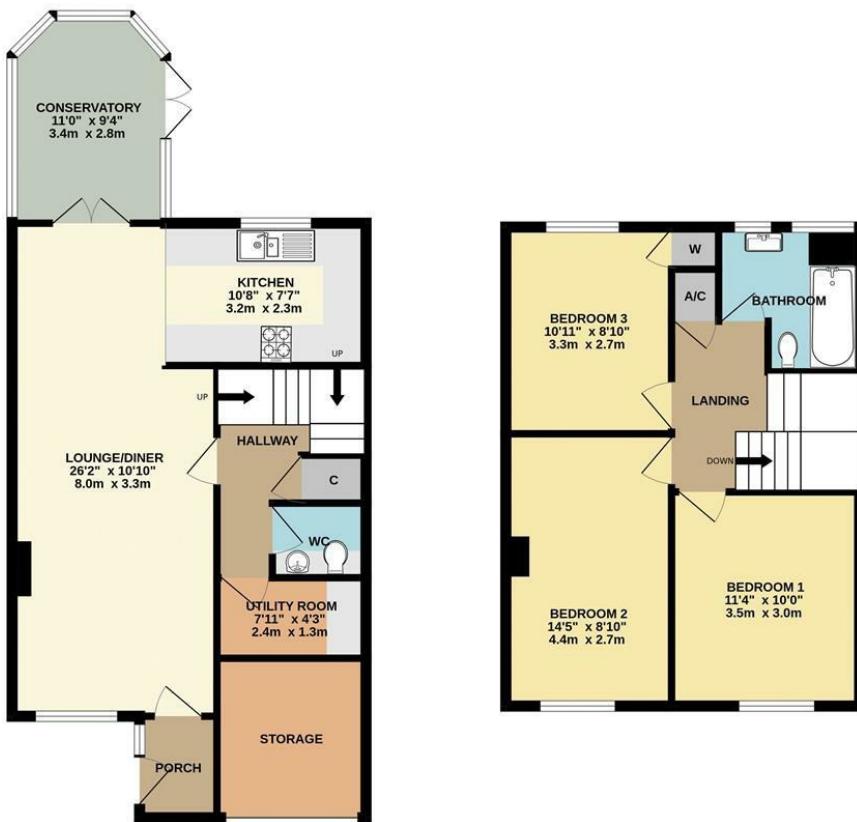
£360,000 Freehold



- 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 guidance purposes only and should not be used as such by any prospective purchaser. The heating, water, gas and electricity 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

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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	

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