



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Terraced

Asking Price

£245,000

Located in

Truro



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



# Malabar Road

Truro | | TR1 3NX



An impeccably presented two double bedroom terraced house with beautifully landscaped front and rear gardens, recently installed shower room, recently installed wood burning stove and off street parking in the garage to the rear in addition to nearby on street parking. Excellent location within walking distance of Treliske Hospital, Truro Train Station, The County Arms Pub, Truro Golf & Tennis Clubs, Country walks and the city centre. Mains gas central heating and UPVC double glazing.

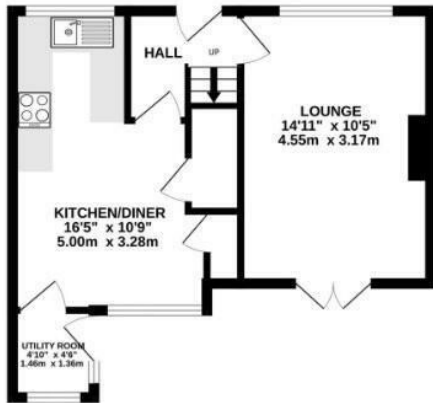
# Malabar Road

£245,000 Freehold

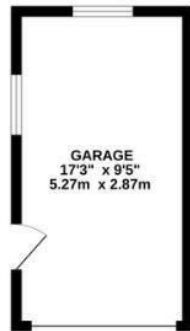
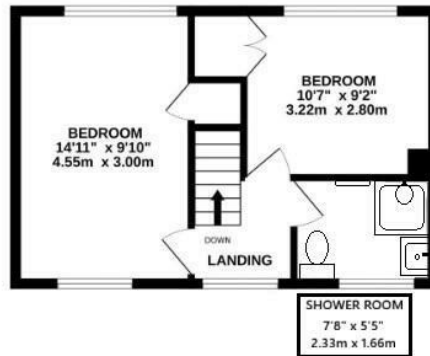


- Two bedrooms
- Landscaped gardens
- Cosy wood burning stove
- Convenient location for the hospital and train station
- UPVC double glazing
- Excellent presentation
- Garage
- Recently refitted shower room
- Mains gas central heating

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 sq.m.) 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 B 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>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Cornwall  
TR1 2LS



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