



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

£274,000

Located in

Truro



www.clivepearceproperty.com



Treliske Lane

Truro | | TR1 3QL



A very well presented extended three bedroom end of terrace house with a surprisingly large garden wrapping around on three sides. Fantastic location close to countryside, Truro Golf Club, Truro Prep School, Treliske Hospital and the Coosebean Cycle Path leading to the city. Cosy wood burning stove (fitted by Cornwall Woodburners in 2024) & mains gas central heating. Modern kitchen with separate utility and modern bathroom. Residents car parking (non allocated spaces).

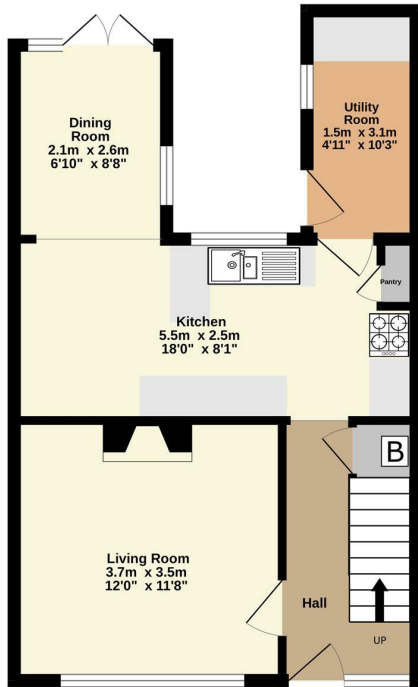
Treliske Lane

£274,000 Freehold

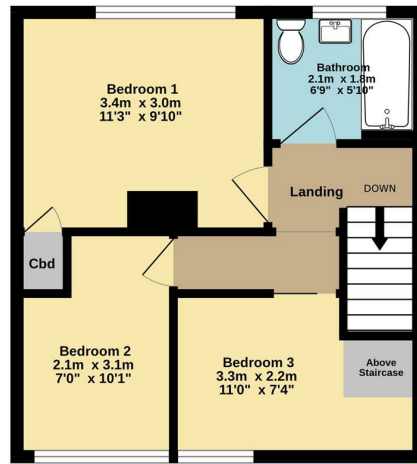


- Three bedrooms (originally two)
- Super garden and potential to further extend (subject to consent)
- Refitted kitchen
- Close to countryside / near Treliske Hospital
- Residents car parking
- Extended end of terrace house
- Tucked away yet convenient location
- Modern Bathroom
- Mains gas central heating & double glazing

Ground Floor
42.5 sq.m. (458 sq.ft.) approx.



1st Floor
32.5 sq.m. (350 sq.ft.) approx.



TOTAL FLOOR AREA: 75.0 sq.m. (808 sq.ft.) 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) A		
(81-91) B		83
(69-80) C	69	
(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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