



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

**£269,950**

Located in

**Truro**



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



# Malabar Road

Truro | | TR1 3QU



A spacious three bedroom end of terrace family home with good sized front and rear gardens and no onward chain. Great location. In need of some updating.

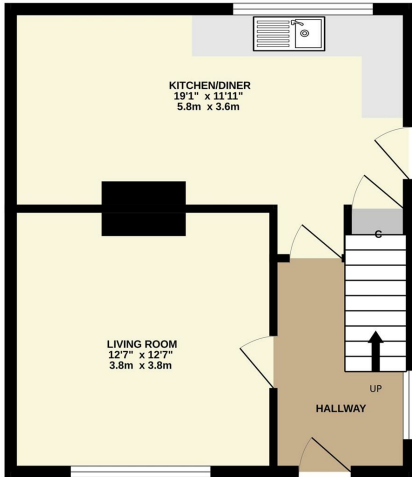
# Malabar Road

£269,950 Freehold

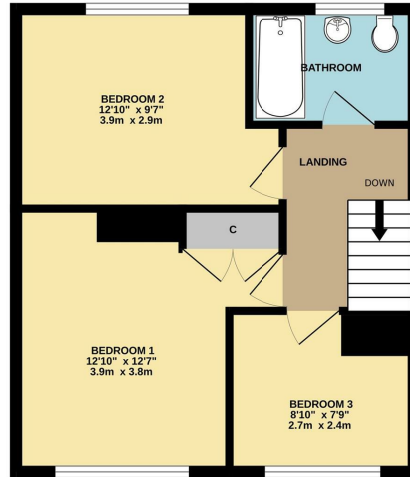


- End of terrace family home
- Three bedrooms
- First floor bathroom with shower over bath
- Gas central heating
- Located close to the hospital and truro golf course
- In need of some updating
- Living room and kitchen/dining room
- Double glazing
- Good sized front and rear gardens
- NO ONWARD CHAIN

GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 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>			
(69-80) <b>C</b>		72	78
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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