



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Terraced

Asking Price

£325,000

Located in

Truro



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



# Gloweth Barton

Truro | | TR1 3GR



A modern high specification two double bedroom middle terrace house with sunny garden, parking space and garage with electric door, conveniently located a short walk from Treliske Hospital and ideally situated for an array of local amenities.

# Gloweth Barton

£325,000 Freehold



- Two double bedroom house
- Sunny rear garden
- High specification interior
- Close to The Royal Cornwall Hospital
- Mains gas central heating
- High quality select development
- Parking space and garage with electric door
- Contemporary kitchen with built-in Neff appliances
- UPVC double glazing

UTILITY/CUPBOARD  
2 x 0.7m (1.55m<sup>2</sup>)

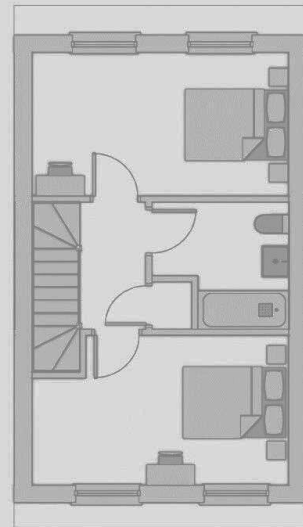
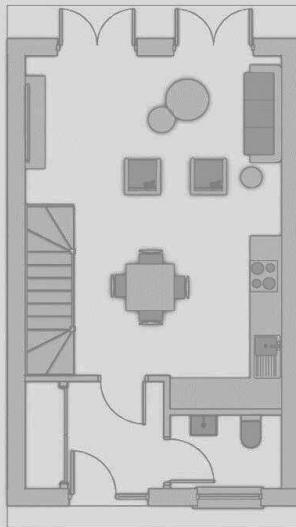
CLOAKROOM, TOILET  
2.1 x 1.4m (3.3m<sup>2</sup>)

Kitchen/living/  
DINING room  
L Shaped 4.8 x 6.9m (28m<sup>2</sup>)

BEDROOM 1  
4.8 x 2.9m (13m<sup>2</sup>)

BEDROOM 2  
4.8 x 2.7m (13.3m<sup>2</sup>)

FAMILY BATHROOM  
2.4 x 2.5m (5.4m<sup>2</sup>)



## 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>                          |                            | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

31 Lemon Street

Truro

Cornwall

TR1 2LS



**CLIVEPEARCE**  
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com