



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Terraced

Asking Price

**£235,000**

Located in

**Truro**



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



# Highertown

Truro | | TR1 3QA



A surprisingly spacious two bedroom city cottage with two storey rear extension providing a first floor bathroom. Large living room, kitchen/dining room, long rear garden and parking. Excellent location within walking distance of Treliske Hospital and Truro Train Station. NO ONWARD CHAIN.

# Highertown

£235,000 Freehold

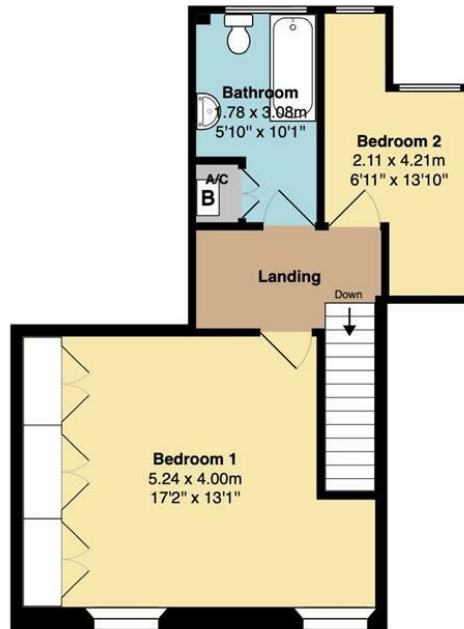


- Surprisingly spacious terraced cottage
- Two bedrooms and first floor bathroom
- Fitted kitchen/dining room
- Long and level rear garden
- NO ONWARD CHAIN
- Located on the hospital side of the City
- Large living room
- Double glazing and gas central heating
- Parking to front

**Ground Floor**  
Area (approx): 35.1 m<sup>2</sup> ... 378 ft<sup>2</sup>



**1st Floor**  
Area (approx): 37.8 m<sup>2</sup> ... 407 ft<sup>2</sup>



Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup>

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.



## 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>		
(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>	70	78
	EU Directive 2002/91/EC	

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