



CLIVEPEARCE
Now you're moving

2 Bedrooms

Cottage End-Terraced

Asking Price

£249,950

Located in

Truro



www.clivepearceproperty.com



Foundry Hill

Truro | Cornwall | TR3 7BT



A charming two bedroom character cottage presented in beautiful decorative order and retaining a wealth of character including open beamed ceilings and exposed granite stonework. Open plan living with a cosy wood burning stove. Modern fitted kitchen with solid oak block work surfaces. Two bedroom accommodation and stylish modern shower room. Space to park a small vehicle to the front and enclosed decked garden to the rear.

Foundry Hill

£249,950 Freehold



- Two bedroom cottage
- Cosy wood burning stove
- Modern kitchen with oak block work surfaces
- Good decorative presentation
- Enclosed decked garden
- Many character features intact
- Open beamed ceilings
- Stylish shower room
- Parking for a small vehicle
- Village location

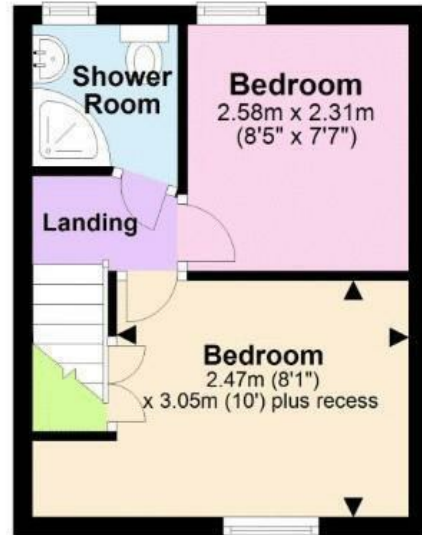
Ground Floor

Approx. 26.2 sq. metres (281.9 sq. feet)



First Floor

Approx. 20.2 sq. metres (217.9 sq. feet)



Total area: approx. 46.4 sq. metres (499.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor-plan, measurements are approximate and no responsibility is taken for any error or omission. The plan is for representation purposes only and should be used as such by any prospective purchaser
Plan produced using PlanUp.

Council Tax Band

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		
(69-80) C		
(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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