



CLIVE PEARCE
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£270,000

Located in

Truro



www.clivepearceproperty.com



Malabar Road

Truro | Cornwall | TR1 3NT



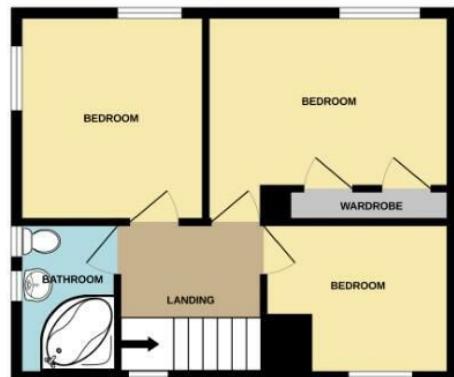
A partly renovated three bedroom semi detached house with gardens to the front, rear and side and an area of hard standing where the owners have parked. Excellent future potential (including potential to extend subject to any necessary consents). Great city location within walking distance of The Royal Cornwall Hospital, Truro train station, a choice of supermarkets and the city centre. Mains gas central heating & UPVC double glazing.

Malabar Road

£270,000 Freehold



- Three bedrooms
- Partly renovated
- Recently improved electrical installations
- On street parking plus hard standing where the owners have parked
- Excellent future potential
- Convenient city location
- Recently installed mains gas central heating
- Front and rear gardens
- Plans drawn to extend (consent not applied for)



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		86
(81-91) B		
(69-80) C		
(55-68) D		57
(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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