



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Bungalow - Detached

Asking Price

£390,000

Located in

Truro



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



# Bishops Close

Truro | Cornwall | TR1 3RR



A very well presented two double bedroom detached bungalow with converted garage (which has been used as a salon to work from home and offers great flexibility and potential). Large landscaped sunny, corner garden plot with simple hard landscaping in place and plenty of future possibilities. Driveway parking with potential for more (subject to consent).



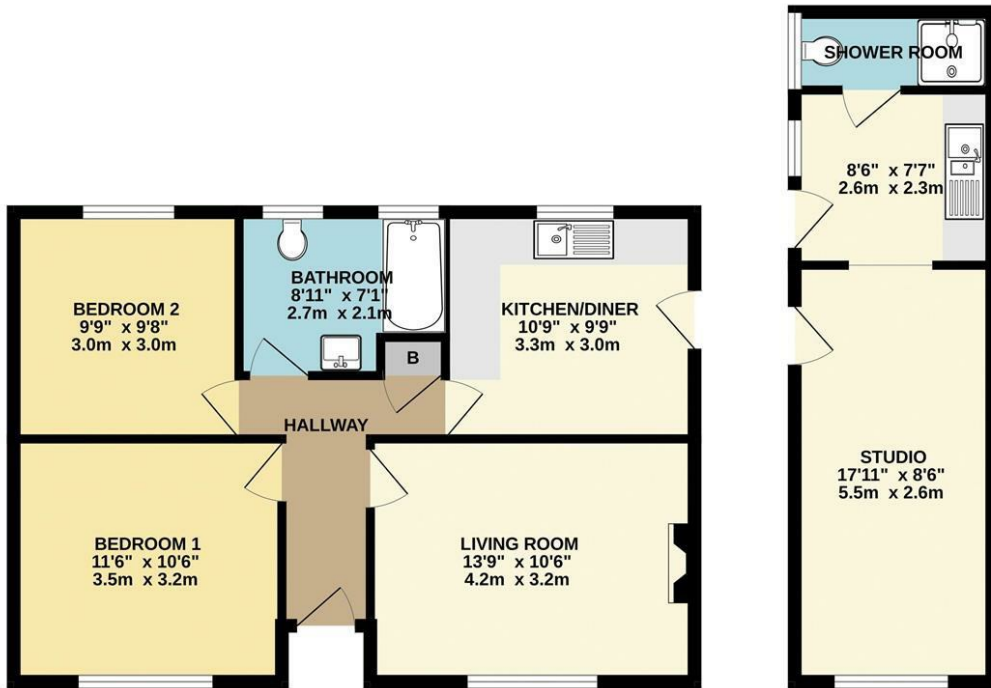
# Bishops Close

£390,000 Freehold



- Two bedrooms and converted garage
- End of cul-de-sac corner plot
- Refitted kitchen and bathroom
- Annexe potential (subject to consent)
- UPVC double glazing
- Bungalow
- Excellent decorative presentation
- Space to extend (subject to planning consent)
- Mains gas central heating
- Nearby riverside walk to the city centre

GROUND FLOOR  
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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 D

## 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>	EU Directive 2002/91/EC	

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