



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Terraced

Offers In The Region Of

**£230,000**

Located in

**Truro**



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# Cornwall Terrace

Truro | | TR1 3RT



Offered with no chain, a classic mellow stone fronted period townhouse in a popular terrace on the Kenwyn side of the city. Separate living room and dining room, contemporary kitchen and four piece bathroom suite. Enclosed rear gardens.

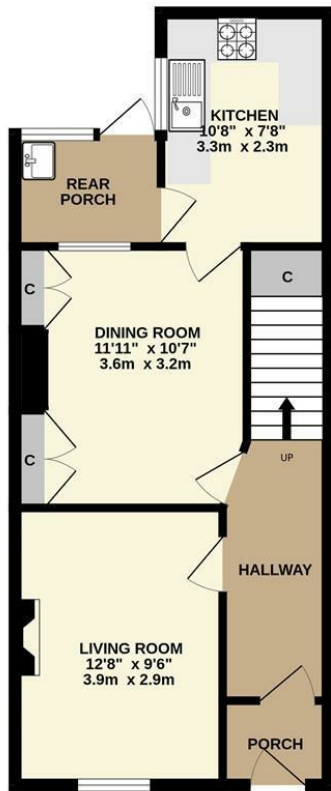
# Cornwall Terrace

£230,000 Freehold

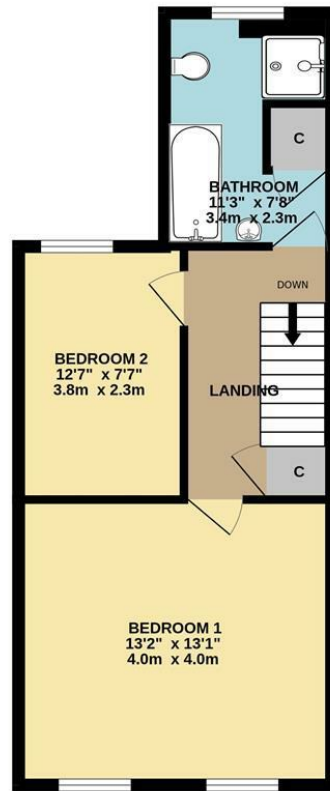


- Mellow Stone Fronted Town House
- Two Large Bedrooms
- Two Receptions
- Fitted Kitchen and Ancillary Room with Belfast Sink
- Level And Enclosed Rear Garden
- Sought After City Address
- Majority Double Glazing & Gas Central Heating
- NO CHAIN!

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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 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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>44</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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