



CLIVE PEARCE
Now you're moving

2 Bedrooms

Apartment - Basement

Asking Price

£115,000

Located in

Truro





53 Pensilva Road

Truro | Cornwall | TR1 1RT



A spacious two double bedroom ground floor garden flat located at the edge of Truro and close to Waitrose. This Cornish Unit will be suitable for CASH BUYERS ONLY and is being sold with NO ONWARD CHAIN.

53 Pensilva Road

£115,000 Leasehold



- Two double bedrooms
- CASH BUYERS ONLY
- Sunny garden
- Walkable to buses & supermarket
- Electric heating plus mains gas fire
- CORNISH UNIT
- Ground floor flat
- Nearby on street parking
- UPVC double glazing

The EPC and floorplan
including measurements
have been commissioned
and will be added to the
listing as soon as they
are available.



Council Tax Band A 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	

31 Lemon Street
Truro
Cornwall
TR3 7QB



Miranda@clivepearceproperty.com
01872 272622