



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

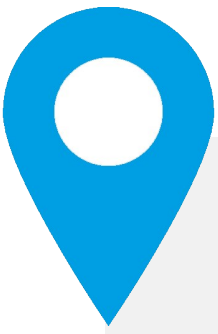
£459,950

Located in

Truro



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



# New Road

Truro | Cornwall | TR3 7BL



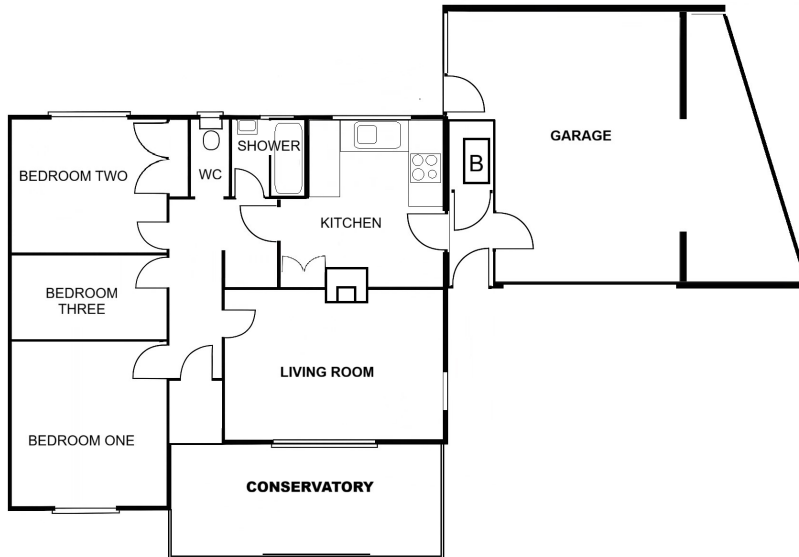
A very well presented three double bedroom detached bungalow with sunny gardens, driveway parking and garage, ideally located in a tucked away position close to the centre of Stithians Village. NO ONWARD CHAIN.

# New Road

£459,950 Freehold



- Three double bedroom bungalow
- Good interior presentation
- Oil fired central heating
- Driveway parking and large extended garage / workshop
- Large sunny garden
- Tucked away village centre location
- No onward chain
- Relatively recent Grant oil boiler
- Scope to extend / convert attic



## 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>		55	68
(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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