



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Terraced

Offers In Excess Of

£300,000

Located in

Truro





## 2 Sisters Steps Corte Spry

Truro | Cornwall | TR1 2GL



A unique contemporary city home set within the prestigious gated development in the old city hospital grounds. Three bedrooms (main en-suite), open plan living space, stylish fitted kitchen, enclosed garden and covered parking. NO CHAIN.

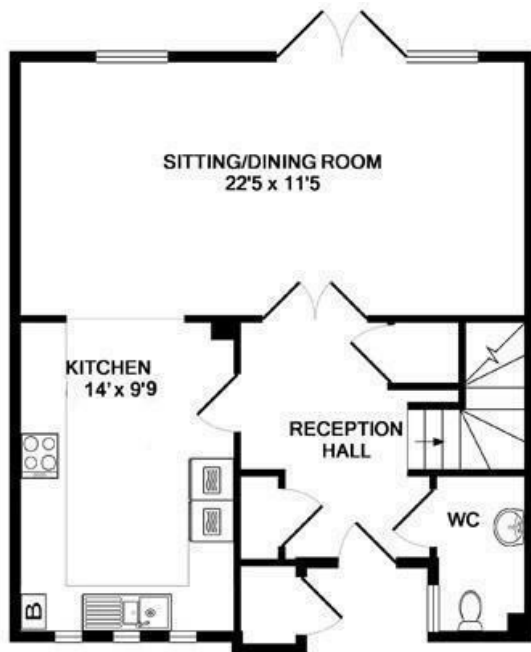


# 2 Sisters Steps Corte Spry

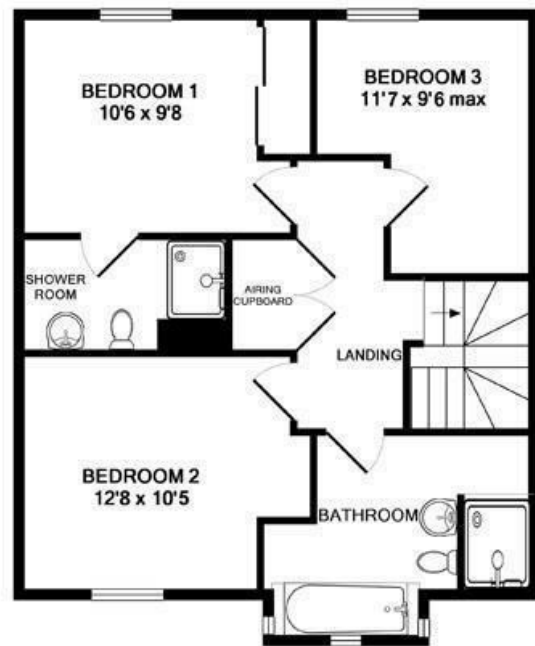
£300,000 Freehold



- Contemporary city townhouse
- Stylish fitted kitchen with integrated appliances
- Guest cloakroom/WC
- Enclosed landscaped garden
- Secure gated access - attractive setting
- Three bedrooms (main en-suite)
- Open plan living/dining room
- Family bathroom with 4 piece suite
- Private covered parking space



GROUND FLOOR  
APPROX. FLOOR  
AREA 547 SQ.FT.  
(50.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 576 SQ.FT.  
(53.5 SQ.M.)



2 SISTER'S STEPS  
TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
England & Wales		EU Directive 2002/91/EC

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