



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£239,000

Located in

Truro



www.clivepearceproperty.com



St. Clements Close

Truro | Cornwall | TR1 1PA



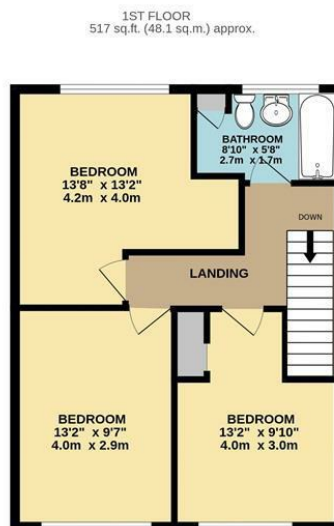
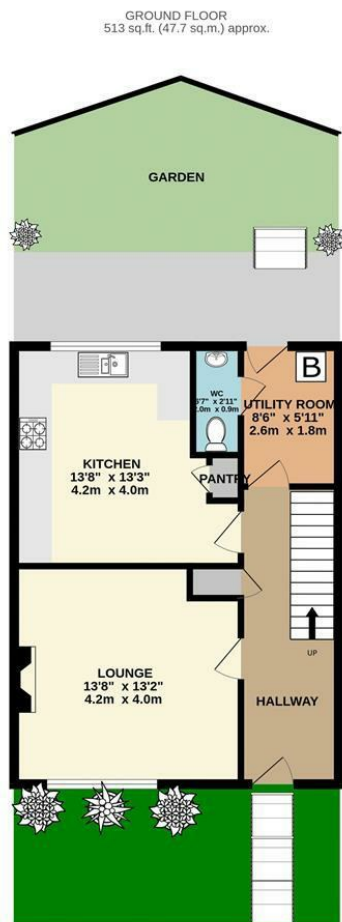
A good sized three double bedroom family home with enclosed garden and a garage. Excellent location within walking distance of the city centre. NO ONWARD CHAIN

St. Clements Close

£239,000 Freehold



- Three double bedrooms
- Living room
- Guest cloakroom/WC
- Enclosed rear garden
- Garage in nearby block
- Kitchen/dining room & Utility room
- NO ONWARD CHAIN
- Family bathroom with white suite
- Gas central heating



39 ST. CLEMENTS CLOSE, TRURO, TR1 1PA
TOTAL FLOOR AREA: 1031 sq.ft. (95.8 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 B

Local Authority Cornwall Council

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	

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