



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Cottage - Terraced

Asking Price

£230,000

Located in

Truro



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



# Daniell Street

Truro | Cornwall | TR1 2DN



A charming two double bedroom Grade II Listed character city cottage with rear garden, ideally located close to Lemon Street and Falmouth Road with regular buses, The Thomas Daniell restaurant and pub and Truro Health Park all a short walk away. The property has a fitted kitchen, first floor bathroom and recently installed electric heating.

# Daniell Street

£230,000 Freehold




- Two double bedrooms
- Convenient city centre location
- Grade II listed
- First floor bathroom
- Character cottage
- Sunny rear garden
- Spacious kitchen / dining room
- Recently installed electric heating

## Council Tax Band B

## 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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