



**CLIVE PEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£350,000

Located in

Truro



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# Newbridge Lane

Truro | Cornwall | TR1 3JS



A spacious detached three bedroom bungalow set within a generous corner plot with driveway and garage. Landscaped garden. Gas central heating. Close to the Royal Cornwall Hospital, Golf Club and Truro College.

# Newbridge Lane

£350,000 Freehold



- Three bedrooms
- Open plan lounge/dining room with doors to garden
- Garage
- Gas central heating
- Lovely corner plot
- Shower room with white suite
- Driveway parking
- Convenient location



Total area: approx. 82.3 sq. metres (886.2 sq. feet)

All floor plan dimensions are approximate and provided for illustrative purposes only. While every effort is made to ensure accuracy, measurements may vary, and no guarantee is given regarding their precision. Prospective buyers or tenants should verify all dimensions independently before making any decisions.  
Plan produced using PlanUp.

## 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) A		
(81-91) B		
(69-80) C		72
(55-68) D	65	
(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  
TR1 2LS



hello@clivepearceproperty.com  
01872 272622  
[www.clivepearceproperty.com](http://www.clivepearceproperty.com)