



**CLIVE PEARCE**  
Now you're moving

2 Bedrooms

Cottage End-Terraced

Asking Price

**£275,000**

Located in

**Truro**





# 3 East Lynne Cottages East Hill

Truro | Cornwall | TR4 8EG



A charming and very well presented two bedroom character end of terrace cottage with plentiful driveway parking and a surprisingly large garden. Excellent village location close to the village shop and conveniently positioned for access to the north Cornish coast, the A30 and Truro. UPVC double glazing and LPG gas central heating.

# 3 East Lynne Cottages East Hill

£275,000 Freehold



- Two bedroom cottage
- Sympathetically modernised
- Surprisingly large garden
- Excellent village location
- LPG gas central heating
- Cosy wood burning stove
- Plenty of character intact
- Ample gated driveway parking
- UPVC double glazing
- Shower rooms on each floor



## 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
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

31 Lemon Street  
Truro  
Cornwall  
TR3 7QB



Miranda@clivepearceproperty.com  
01872 272622