



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

**£375,000**

Located in

**Truro**



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



# City Road

Truro | Cornwall | TR1 2JJ



A surprisingly spacious extended three bedroom semi detached city centre house with parking for three vehicles, enclosed rear garden with composite barbecue deck and large garden room / cabin included. Mains gas central heating and UPVC double glazing. Refitted kitchen and bathroom. Separate utility room and ground floor cloakroom / WC.



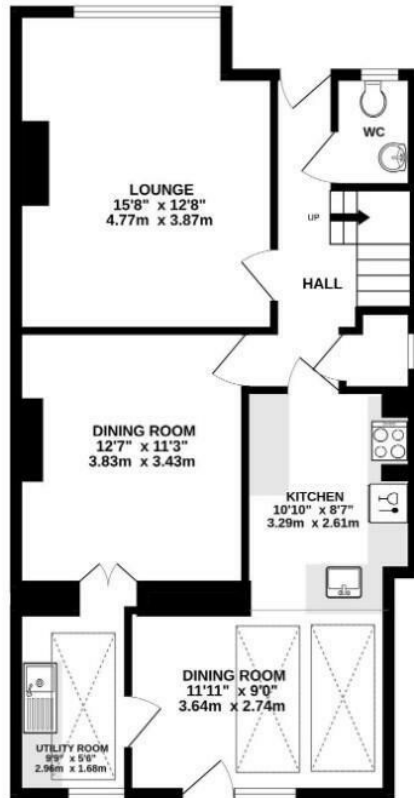
# City Road

£375,000 Freehold

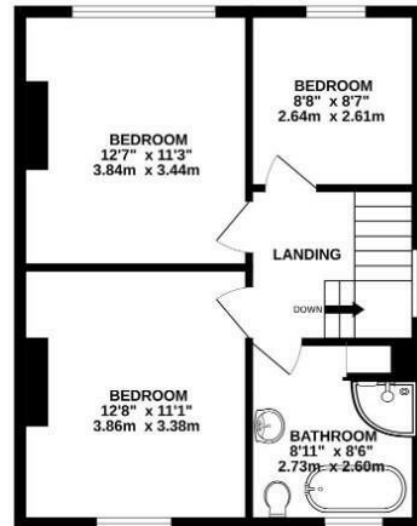


- Spacious three bedroom house
- City centre location
- Extended
- Large garden room included
- Refitted kitchen and bathroom
- Mains gas central heating
- UPVC double glazing
- Enclosed level garden
- Composite barbecue deck

GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



## Council Tax Band C

## 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>	72	83
(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	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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