



**CLIVE PEARCE**  
Now you're moving

2 Bedrooms

Cottage End-Terraced

Asking Price

£249,950

Located in

Truro



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# Kingham Terrace

Truro | Cornwall | TR1 1ES

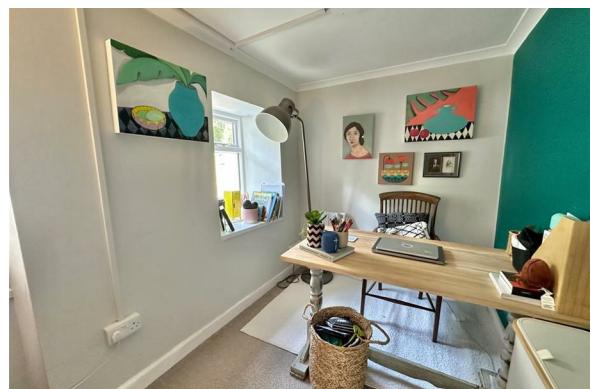


A charming city cottage with fabulous south facing and cathedral views.

Lovely garden and planning consent has been granted to extend ref PA23/03179. Traffic free location.

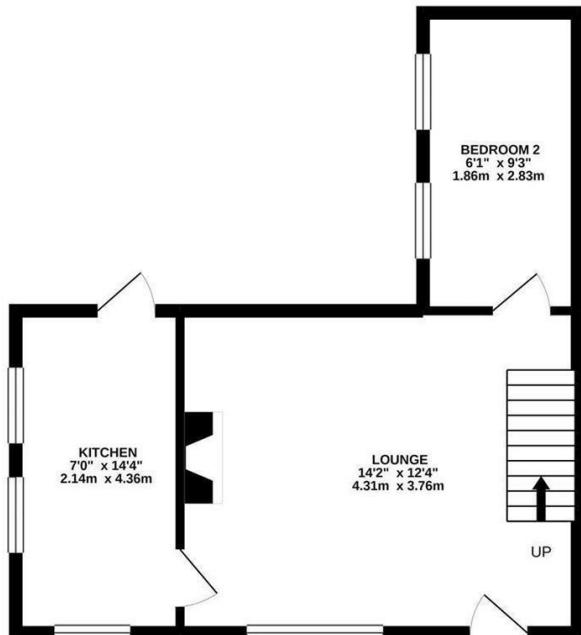
# Kingham Terrace

£249,950 Freehold

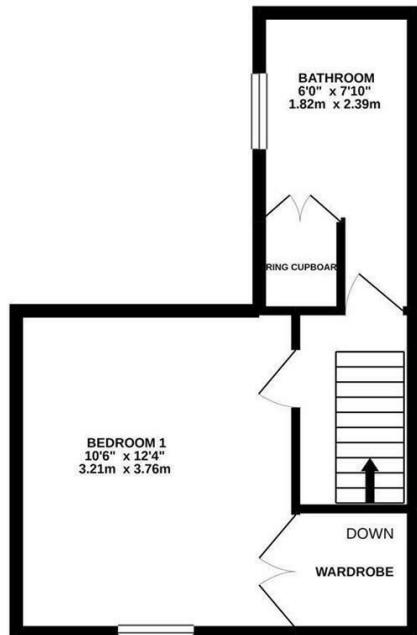


- An attractive city cottage
- Sitting room with log burner and beam ceiling
- Ground floor flexi room/Bedroom two
- Bathroom with white suite
- Electric heating
- Spacious living
- Delightful kitchen with integrated appliances
- First floor double bedroom
- Planning consent to extend PA23/03179
- Superb garden and cathedral views

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.  
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## 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

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