



CLIVEPEARCE
Now you're moving

2 Bedrooms

Bungalow - Semi Detached

Offers Over

£310,000

Located in

Truro



www.clivepearceproperty.com



Victoria Road

Truro | | TR3 6DJ



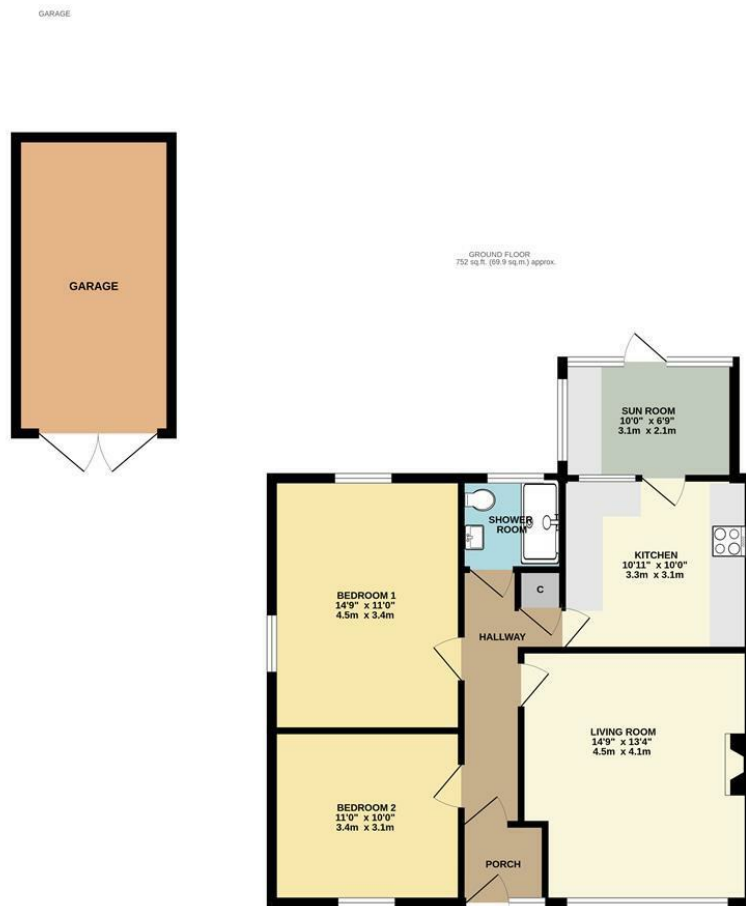
Offering an unusually large garden and a long driveway, this semi detached bungalow is beautifully presented and has more recently undergone a modernisation program. This includes a refitted kitchen and shower room suite. There are two large double bedrooms, a spacious lounge and a useful ancillary room. Also, there is gas central heating, double glazing and garage

Victoria Road

£310,000 Freehold



- Outstanding semi detached bungalow
- Living room and beautifully fitted kitchen
- Two large bedrooms
- Substantial and level garden plot
- Spacious accommodation
- Ancillary room and wet room style shower room
- Gas central heating and double glazing
- Garage and long driveway



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band Exempt Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(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



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hello@clivepearceproperty.com

01872 272622

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