



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

£280,000

Located in

Truro



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



# Valley View Drive

Truro | Cornwall | TR1 3UL



A spacious three bedroom, end of terrace house in a great Truro location, with driveway parking and a single garage. The ground floor briefly comprises; large living / dining room, conservatory and kitchen, and on the first floor there are three generous bedrooms and an accessible wet room and separate WC. Outside to the front the garden is attractive with mature planting and to the rear there is also an enclosed garden. Close to Treliske Hospital, Truro Prep School, Truro College, Truro Golf Club and Truro Tennis Club. Mains gas central heating and double glazing.



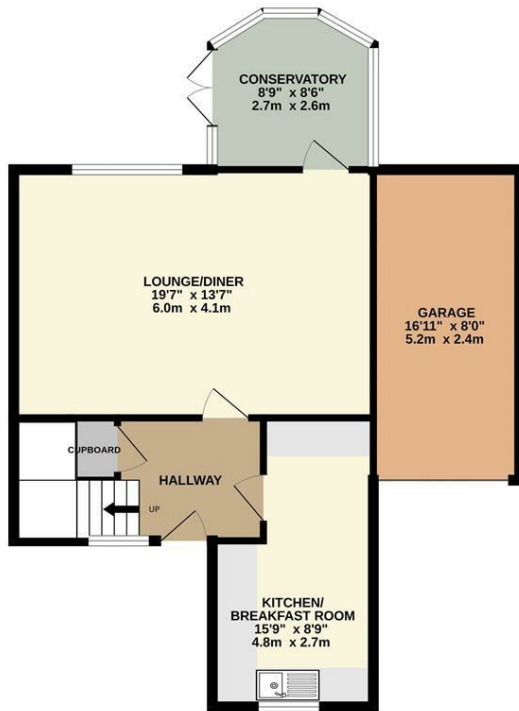
# Valley View Drive

£280,000 Freehold

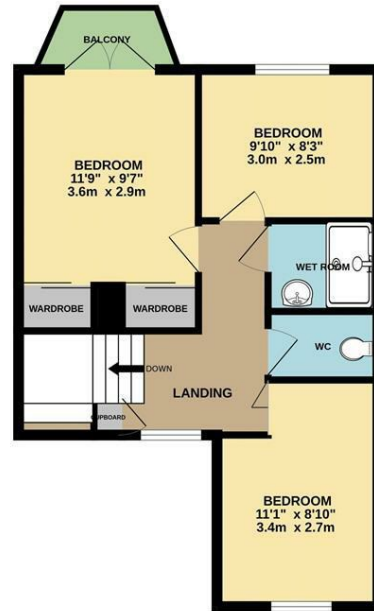


- Three bedrooms
- Excellent city location near Treliske Hospital
- Conservatory
- Single garage
- Impressive marble fireplace
- Driveway parking & garage
- Accessible wet room
- Enclosed rear garden
- \*NO CHAIN\*

GROUND FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq.ft. (107.0 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 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>		
(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

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TR1 2LS



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