



**CLIVE PEARCE**  
Now you're moving

3 Bedrooms

House - Detached

Asking Price

£399,950

Located in

Truro



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



# Blackberry Way

Truro | | TR1 1QX



In a sought after residential area of the city within easy reach of good schools, Waitrose and the city centre this three bedroom detached home has generous gardens, driveway parking and a garage.

# Blackberry Way

£399,950 Freehold



- Three bedrooms (main en-suite)
- Large conservatory with doors to garden
- Integral garage and ample driveway parking
- Two reception rooms
- Ideal for nature walks
- Spacious kitchen with integrated appliances
- Generous rear garden
- Detached house in Truro
- Near Waitrose and city centre

## Council Tax Band D 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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Cornwall  
TR1 2LS



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