



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Link Detached

Asking Price

**£360,000**

Located in

**Truro**



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# Chyvelah Close

Truro | | TR3 6FG



Located at the end of a cul-de-sac and conveniently situated for the hospital, school/sixth form and the City, this Link detached family home offers three bedrooms, (main ensuite), a well equipped kitchen, good size living room, garage, driveway and established gardens.

# Chyvelah Close

£360,000 Freehold



- Modern link detached family home
- Under floor heating, (radiatore upstairs)
- Living room with French doors to garden
- Ground floor cloakroom/Wc
- Three bedrooms, (main ensuite)
- Gas central heating and double glazing
- Fitted kitchen with integrated appliances
- Garage, driveway and enclosed rear gardens

## 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>		<b>93</b>
(81-91) <b>B</b>	<b>81</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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