CLIVEPEARCE
Now you're moving

2 Bedrooms

House - Terraced

Located in Truro

£350,000

hello@clivepearceproperty.com www.clivepearceproperty.com 01872 272622

# Perranarworthal

Truro | | TR3 7NZ

A three storey two bedroom extended mid-terrace period cottage enjoying a superb attic room with lapsed planning to convert into a third bedroom, all backing onto the stunning River Kennall with private gardens and picturesque balcony. No onward chain.

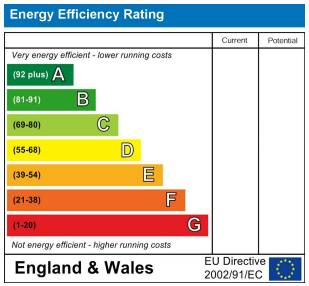
# £350,000 Freehold

- Mid-terrace extended period character cottage
- Attic room with lapsed conversion planning PA20/02113
- Convenient drive to Truro and Falmouth
- Cosy semi open plan concept
- Bifold doors and decking overlooking garden and River
- Backing on to stunning River Kennall
- Walk to popular Public house and bus stop
- Nearby Flushing and Mylor for boating
- Abundance of character features
- No onward chain

## 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.





CLIVEPEARCE
Now you're moving

31 Lemon Street
Truro
Cornwall
TR1 2LS

01872 272622
hello@clivepearceproperty.com

www.clivepearceproperty.com