



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Bungalow - Detached

Located in Truro

£250,000



hello@clivepearceproperty.com

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

01872 272622



# Upland Crescent

Truro | Cornwall | TR1 1NE



A spacious two bedroom detached bungalow on the Eastern side of the city. Good sized front and rear gardens, garage. Gas central heating. NO CHAIN.

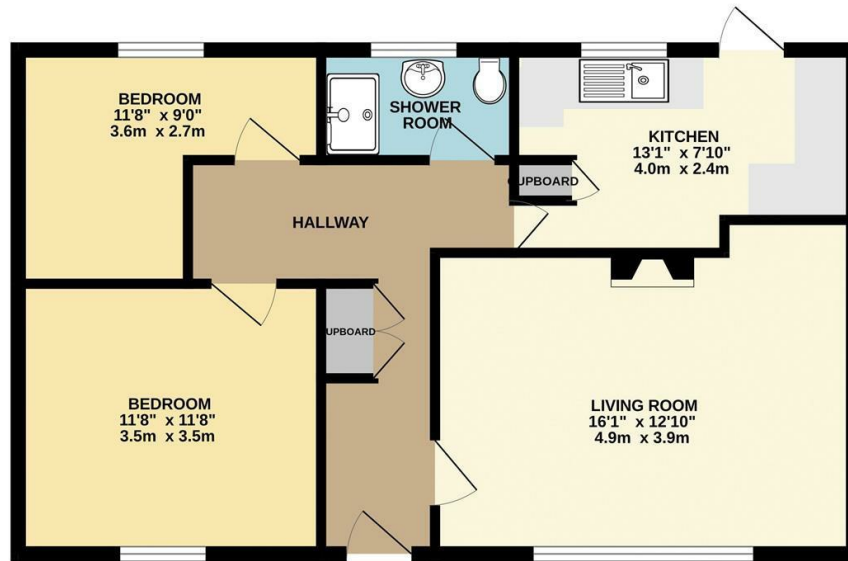
# Upland Crescent

£250,000 Freehold

- Two bedrooms
- Living room with fireplace and original woodblock floor
- Shower room with white suite
- Good sized front and rear gardens
- NO ONWARD CHAIN
- Detached
- Kitchen
- Gas central heating
- Garage



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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