



Ennis Close | St. Erme | Truro | TR4 9BU

Guide Price £250,000



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Located within the popular village of Trispen, this detached bungalow offers two bedrooms, fitted kitchen with range of built in appliances, conservatory, private gardens, garage and parking. Situated within this quiet cul-de-sac.



- Detached Bungalow
- Private Rear Garden
- Conservatory
- Fitted Kitchen
- Garage & Parking.

- Quiet Location
- Double Glazing
- Two Bedrooms
- Dining Area

Description

Location

Hallway

Living Room

15'8" x 10'6" (4.78 x 3.21)

Conservatory

10'0"x 11'1" (3.06x 3.39)

Kitchen/Diner

11'2" x 8'7" (3.41 x 2.64)

Dining Area

9'6" x 6'10" (2.91 x 2.09)

Bedroom

12'11" x 10'5" (3.94 x 3.20)

Bedroom

8'9" x 8'3" (2.67 x 2.52)

Shower Room

7'0" x 5'5" (2.15 x 1.67)

Garage

Agents Information



ENNIS CLOSE, TRISPEN, TRURO, TR49BU
TOTAL APPROX. FLOOR AREA 764 SQ. FT. (71.0 SQ. M.)
We do not verify every detail shown in this plan. The accuracy of the floor plan is based on the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for multiple purposes only and should not 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		54	
(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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