



8 Beech Avenue, Liskeard, PL14 4ET
Guide £290,000

Jefferys ESTABLISHED 1865

8 Beech Avenue
Liskeard
Cornwall
PL14 4ET

Guide Price £290,000

A THREE BEDROOM DETACHED HOUSE WITH MASTER EN-SUITE, DRIVEWAY PARKING, GARAGE, GARDEN AREAS TO THE FRONT AND REAR, MODERN DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING. FOR SALE WITH NO ONWARD CHAIN

The property is situated within the former market town of Liskeard. The property is situated a short distance from the town centre amenities and the mainline railway station linking the town to Plymouth and London Paddington. Liskeard is well placed with the popular south coast resort of Looe only being some eight miles away. Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery.

The property is located on a popular residential housing development and is well presented throughout although would benefit from certain modernisation.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

ENTRANCE PORCH

uPVC panel and double-glazed door to the front, uPVC double glazed windows to the sides, wood

panel door leads to:-

ENTRANCE HALL

Radiator, understairs storage cupboard, doors leading to:-

LOUNGE

15'5" X 11'5" (4.72M X 3.52M)

uPVC double glazed window to the front, radiator, decorative gas fire (disconnected) with tiled surround and wooden mantel, sliding double doors lead to:-

DINING ROOM

10'2" X 9'9" (3.12M X 3.03M)

uPVC double glazed french doors to the rear, radiator.

KITCHEN/BREAKFAST ROOM

16'9" X 10'2" (5.16M X 3.12M)

uPVC double glazed window to the rear, door to the side, two radiators, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, built-in eye level oven, electric hob, space for free standing fridge, freezer, plumbing for washing machine, vinyl tiled floor.

CLOAKROOM/WC

uPVC double glazed window to the side, low level wc, vanity unit with wash hand basin, radiator, partly tiled walls.

From the Entrance Hall, there are stairs leading to:-

FIRST FLOOR LANDING

Storage cupboard, airing cupboard with factory insulated hot water cylinder and electric immersion heater, two slatted shelves.



MASTER BEDROOM

15'1" X 10'5" (4.59M X 3.19M)

uPVC double glazed window to the front, radiator, large built-in wardrobe.

EN-SUITE SHOWER ROOM/WC

uPVC double glazed window to the front, low level wc, vanity unit with wash hand basin, bidet, shower cubicle with electric shower, radiator, partly tiled walls.

BEDROOM 2

13'2" X 10'2" (4.02M X 3.10M)

uPVC double glazed window to the rear, radiator, built-in wardrobe.

BATHROOM

uPVC double glazed window to the rear, suite comprising panelled bath with shower fitting over, separate shower cubicle with electric shower, bidet, partly tiled walls, radiator, wash hand basin.

BEDROOM 3

16'7" X 8' (5.09M X 2.45M)

Sloping ceiling to the front with two velux roof lights, radiator, built-in wardrobe.

OUTSIDE

Brick paved driveway with parking for one vehicle leading to:-

INTEGRAL GARAGE

15'9" X 8'2" (4.85M X 2.50M)

Up and over door to the front, Vaillant gas fired boiler to heat radiators, electricity connected.

GARDENS

Paved patio to the rear with paved pathways to each side of the property. From the patio, there is a lawn garden with shrub borders. Wood picket fencing in place to the boundaries. There is an outside water tap with the brick paved driveway and lawn garden area to the front.

SERVICES

All mains services are connected to the property. Gas fired central heating.

COUNCIL TAX

Band D

EPC

Band C

TENURE

The property is being sold Freehold with vacant possession upon completion.

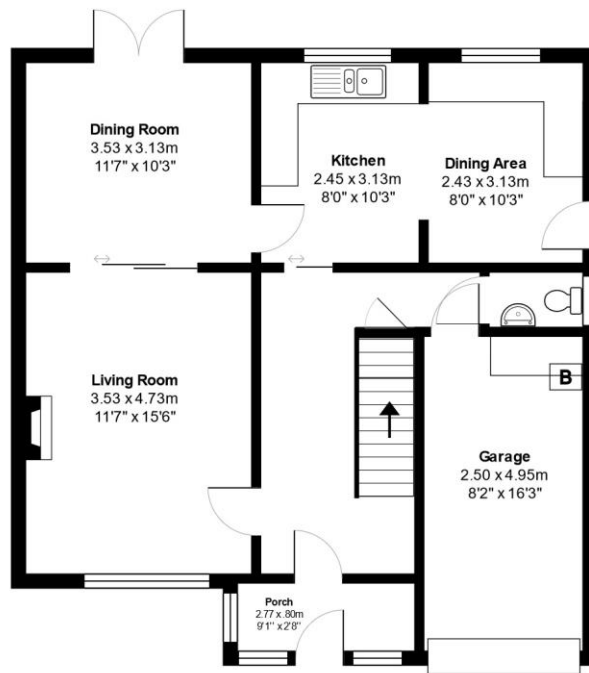
VIEWING

Strictly by prior appointment with the vendors agents – Jefferys
Tel: 01579-342400

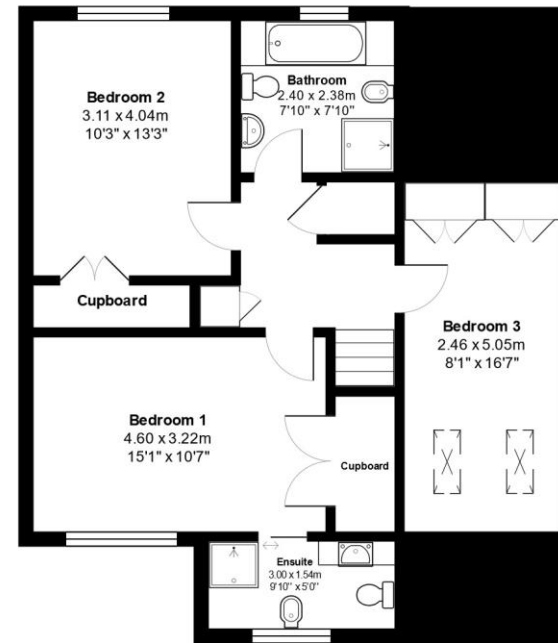
DIRECTIONS

From the town centre of Liskeard proceed in a southerly direction towards Barn Street. Continue along Barn Street and then onto Station Road. Turn right onto Manley Road, continue along Manley Road for approximately 100 metres and take the first turning on the left into Meadow Park. Beech Avenue is straight in front of you with the property on your right hand side.





Ground Floor



First Floor

8, Beech Avenue, Liskeard, PL14 4ET

Total Area: (excluding garage) 117.5 m² ... 1265 ft²



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St Austell
18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel
5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard
17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

OFFICES AT: ST. AUSTELL • LOSTWITHIEL • LISKEARD

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