

**10 LANCHARD GREEN  
LISKEARD  
PL14 4HZ**



Two bedroom end terrace home with front and rear gardens, storage sheds, gas central heating and double glazing.

**OIEO £150,000**

Situated within easy access to the A38 and is only a short distance from the towns amenities and the mainline train station where this connects you to Plymouth and onwards to London Paddington. Liskeard is well placed with the popular south coast resort of Looe only being some 8 miles away with coastal walks and Bodmin Moor being easily accessible for numerous pursuits and miles of outstanding scenery.

### **THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-**

Entering the property from the front into the porch via double glazed sliding patio doors:

#### **ENTRANCE PORCH 8' 9" X 4' 6" (2.66M X 1.37M)**

Radiator, tiled floor, single glazed obscure window looking into hallway, wooden door with two single glazed obscure windows leading into:

#### **HALLWAY**

Radiator, stairs to first floor, under stairs storage area housing the gas meter, door into kitchen/diner and door into:

#### **LOUNGE 13' 9" X 10' 9" (4.19M X 3.27M) EXCLUDING BAY**

Feature stone fireplace with hearth, radiator, wooden floor and double glazed window into bay overlooking the front garden.

#### **KITCHEN/DINER 20' 9" X 9' 6" (6.32M X 2.89M) MAX**

Modern wall and floor units with working surfaces over, polycarbonate sink unit, space for electric oven and space for fridge freezer. Two double glazed windows looking to the side and to the rear of the property. Wooden door leading to:

#### **UTILITY 8' 0" X 7' 9" (2.44M X 2.36M) MAX (IRREGULAR SHAPE)**

Fully tiled walls with stainless steel sink unit with cupboard under, space and plumbing for washing machine, double glazed window to rear of the property and double glazed door leading to:

#### **COVERED PASSAGE**

Outside tap and steps to rear garden, double glazed door leading to the side of the property.

#### **FIRST FLOOR LANDING**

Access to the loft, doors to all rooms including:

#### **BATHROOM**

White suite comprising of panelled jacuzzi bath with electric Mira shower over, pedestal wash hand basin and WC. Tiled walls and splashbacks and double glazed obscure window.

#### **BEDROOM ONE 17' 6" X 9' 6" (5.33M X 2.89M) MAX**

Radiator, two double glazed windows looking to the front with distant countryside views, two storage cupboards with slatted shelving. Boiler cupboard with gas fired boiler to heat water and radiators throughout.

#### **BEDROOM TWO 13' 3" X 9' 0" (4.04M X 2.74M)**

Radiator, double glazed window overlooking rear garden.

#### **OUTSIDE**

The property can be accessed via a pedestrian path from Melbourne Road or Lanchard Road. The property benefits from having a front garden which is mainly laid to lawn and, a path also leads from a wooden gate to the front porch where there is a walkway to the side of the property. The rear of the property benefits from an area of steps and hard standing which then lead up to the rear garden where there are two storage sheds and the garden being laid to lawn with mature hedging borders along with wooden fencing.

We understand there is a possible right of way over the rear of the property via the hardstanding, however this is to be confirmed.

#### **TENURE**

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

#### **SERVICES**

Mains water, electricity, drainage and gas.

#### **COUNCIL TAX BAND**

A

#### **EPC RATING**

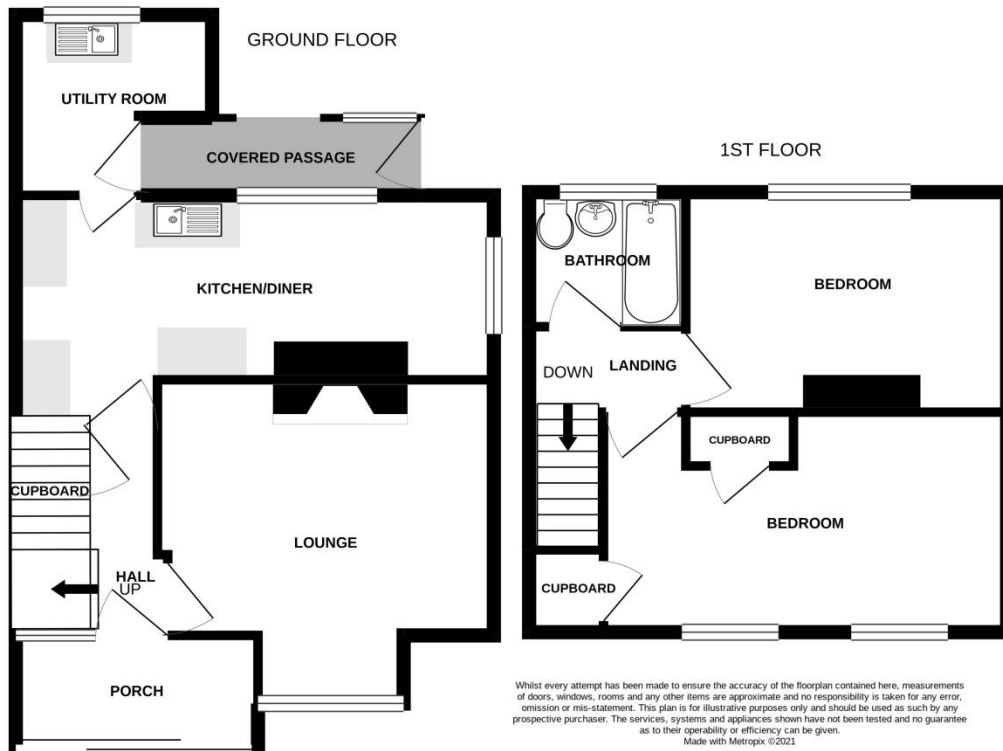
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#### **VIEWING**

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77   C    |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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