



3 Meadow Park, Liskeard, Cornwall, PL14 4EX
£280,000

Jefferys ESTABLISHED 1865

3 Meadow Park
Liskeard
Cornwall
PL14 4EX

Guide Price £280,000

A THREE BEDROOM LINK-DETACHED HOUSE WITH DRIVEWAY PARKING, GARAGE, GARDEN AREAS TO THE FRONT AND REAR, DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING.

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.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

ENTRANCE HALL

uPVC panel and double glazed door to the front, parquet flooring, radiator.

CLOAKROOM/WC

uPVC double glazed window to the side, white suite comprising low level wc and wash hand basin.

LOUNGE

13'8" X 10'5" (4.22M X 3.19M)

uPVC double glazed window to the front, living gas fire, radiator. Archway leading to:-

DINING AREA

9' 8" X 8' (3.00M X 2.44M)

Serving hatch directly into the Kitchen, uPVC double glazed patio doors to the rear, radiator.

KITCHEN

9'11" X 8' 4" (3.01M X 2.53M)

uPVC double glazed window to the rear, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit with mixer tap and filtered water tap, built-in electric oven and gas hob, space for freestanding fridge/freezer, plumbing for washing machine, Baxi gas fired boiler to heat water and radiators positioned throughout.

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

FIRST FLOOR

LANDING

Airing cupboard comprising factory insulated hot water cylinder and electric immersion heater with slatted shelves for linen, access to the roof space area.

SHOWER ROOM/WC

uPVC double glazed window to the rear, suite comprising shower cubicle with Triton electric shower, vanity wash hand basin, low level wc, chrome heated towel rail, fully tiled walls and flooring.



BEDROOM 1

10' 8" X 10'3" (3.3M X 3.13M)

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

BEDROOM 2

10'6" X 9'3" (3.24M X 2.83M)

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

BEDROOM 3

7'1" X 4'5" (2.16M X 1.37M) (MINIMUM)

uPVC double glazed window to the front, radiator.

OUTSIDE

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

GARAGE

18'7" X 8'7" (5.69M X 2.66M)

Electric up and over door with wooden double glazed window to the rear, electric meter and gas meter.

GARDENS

Lawn garden to the front with shared concrete path to the side leading to the low maintenance rear garden comprising a sloping gravelled garden area with pleasant shrubs and flowers with small patio area to the rear.

SERVICES

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

COUNCIL TAX

Band C

EPC

Band D

VIEWING

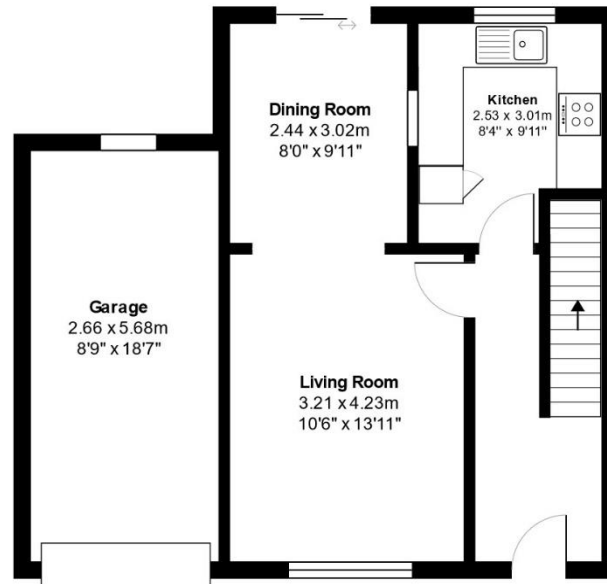
Strictly by prior appointment with the vendors agents – Jefferys

Tel: 01579-342400

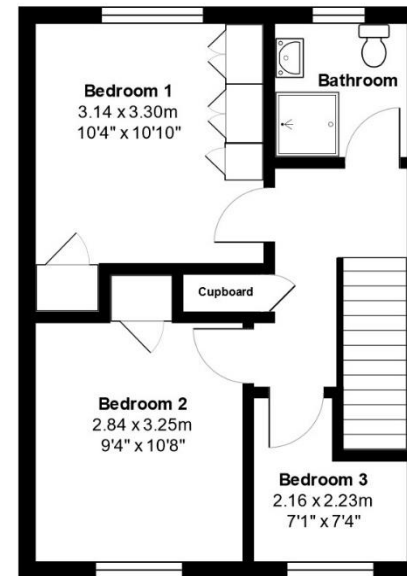
DIRECTIONS

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 where No 3 will be found on your left-hand side.





Ground Floor



First Floor

Total Area: (excluding garage) 73.6 m² ... 792 ft²

All measurements are approximate and for display purposes only



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