

**3 CLOVER DRIVE  
LISKEARD  
CORNWALL  
PL14 6FL**



Immaculately presented two bedroom mid terrace home set on a popular estate within Liskeard and is being offered to the market with no forward chain.

**Price £175,000**

Liskeard offers various stores including Morrisons, B&M, Aldi and Argos. Liskeard is well placed for commuting to Plymouth 18 miles and is some 8 miles from the south coast at Looe. There is a main line railway station connecting to Plymouth and onward to London (Paddington). Liskeard offers various schooling and recreational facilities. Bodmin moor is easily accessible and plays host to numerous recreational pursuits.

### THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

Upvc double glazed door leading to:

#### ENTRANCE HALL

Stairs to first floor, door to lounge and door to:

#### CLOAKROOM

Upvc double glazed obscured glass window, WC, wash hand basin, radiator and consumer unit.

#### LOUNGE 15' 0" X 9' 3" (4.57M X 2.82M) MAX

Upvc double glazed window to the front, door to understairs storage cupboard, radiator and door to:

#### KITCHEN/DINER 12' 6" X 8' 0" (3.81M X 2.44M)

Range of wall and floor units with working surfaces over. Inset stainless steel sink unit. Built in electric oven, gas hob and extractor hood over. Space and plumbing for a washing machine and space for fridge freezer. Cupboard housing "Ideal" gas combi boiler. Upvc double glazed window to rear and Upvc double glazed French doors opening out to the rear garden and decking.

#### FIRST FLOOR LANDING

Doors to all rooms and radiator.

#### BEDROOM 12' 6" X 8' 0" (3.81M X 2.44M)

Upvc double glazed window overlooking rear garden, radiator and access to loft.

#### BEDROOM 12' 6" X 8' 0" (3.81M X 2.44M) MAX

Two Upvc double glazed windows overlooking front, radiator and door to built in storage cupboard.

#### BATHROOM 6' 3" X 5' 6" (1.90M X 1.68M)

White suite comprising panelled bath with mixer taps and shower attachment, WC, pedestal wash hand, partly tiled walls, extractor fan and radiator.

### OUTSIDE

To the front of the property is an allocated parking space and steps down to the low maintenance front garden.

The enclosed rear garden is accessed from the French double doors from the kitchen/diner onto a decking which offers a lovely seating area. The lower tier is laid to chippings with wooden shed. The garden has a pedestrian gate giving access onto a shared rear path behind the properties.

### SERVICES

Mains water, electricity, drainage and gas.

### COUNCIL TAX BAND

B

### EPC RATING

B

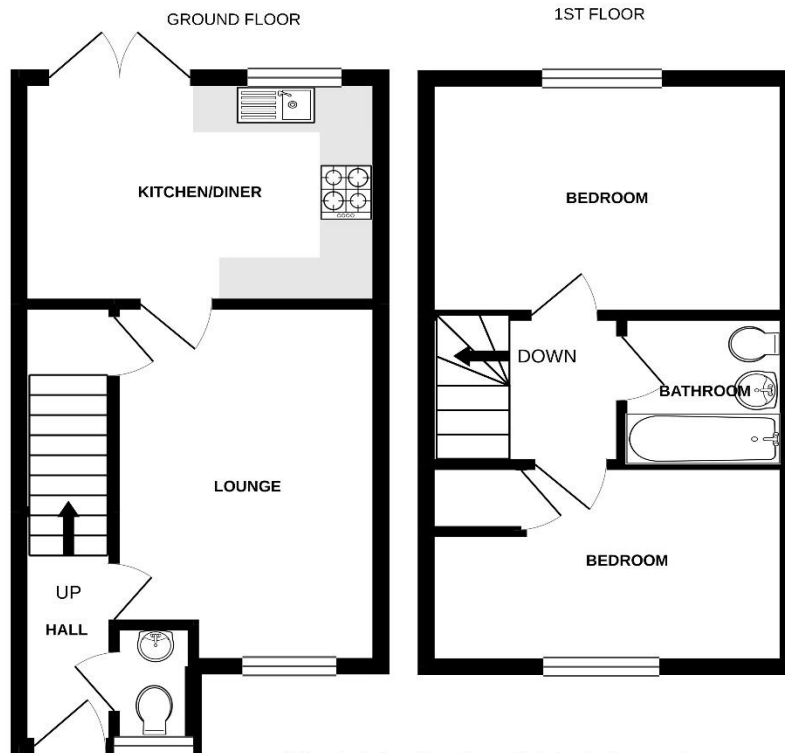
### VIEWING

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









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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Score	Energy rating	Current	Potential
92+	A		98   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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