



Lanchard Rise, Liskeard
Guide £165,000

Jefferys ESTABLISHED 1865

22 Lanchard Rise

Liskeard

PL14 4HX

A spacious two bedroom semi-detached House in need of modernisation and improvement. The property has a large garden with off-road parking to the rear and tremendous scope for the future. uPVC double glazed windows and gas central heating. No forward chain and viewing highly recommended.

The property is situated in a residential area a few minutes walk from the town centre of Liskeard with easy access onto the main A38 roadway. The A38 provides access to the City of Plymouth approximately 30 minutes by car and there is a train service from Liskeard. The local market town of Liskeard is within walking distance where there is a good range of shops, commercial and recreational facilities together with good schooling. There is excellent scenery close by with Bodmin Moor and the beautiful coastal scenery a few miles to the south.

This property is in need of modernisation and improvement but provides tremendous scope for the future.

There is a large garden to the rear with off road parking.

The accommodation comprises with approximate sizes:

ENTRANCE HALL

uPVC panel and double glazed door to the front, gas heater, doors leading to the Lounge and Kitchen with stairs to the first floor.

LOUNGE

16'9" x 9'9" (5.15m x 3.03m)

uPVC double glazed windows to the front and rear, radiator, gas fire

KITCHEN

16'9" x 9'7" (5.15m x 2.96m) average

uPVC panel and double glazed door to the side, uPVC windows to the front and rear, kitchen units comprising wall and base units with working surface and cupboards and drawers under, polycarbonate sink unit with mixer tap and draining board, Gas Inter HRE boiler, airing cupboard with radiator and pressure vessel, large understairs storage cupboard.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear, access to the roof space area with folding ladder and some boarding.

BEDROOM 1

16'9" x 9'9" (5.15m x 3.03m)

uPVC double glazed windows to the front and rear, radiator, gas fire, dressing table with drawers under, built in wardrobe .

BATHROOM

uPVC double glazed window to the side, suite comprising panelled bath with shower over, wash hand basin, low level wc, partly tiled walls, wall heater.

BEDROOM 2

10'6" x 9'8" (3.24m x 2.99m)

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

OUTSIDE

A concrete path and steps leads to the front door.

There is a raised gravel and shrub bed to the front.

A covered side passage leads to the following accommodation;

SIDE HALL

uPVC panel and double glazed door to the front and rear, doors leading to;

STORE ROOM

4'6" x 3'2" (1.43m x 1.01m)

CLOAKROOM/WC

UTILTY ROOM

10'2" x 5'7" (2.12m x 1.74m)

Window to the rear, gas heater and Belfast sink unit.

Large garden area to the rear with potential.

Two garden sheds, greenhouse.

Concrete parking area on the lower level with parking for several vehicles.

VIEWING

Strictly by prior appointment with the Agents - Jefferys (01579 342400)

COUNCIL TAX

Band B

EPC RATING

D

SERVICES

Mains Water, Gas, Electricity and Drainage are connected to the property.

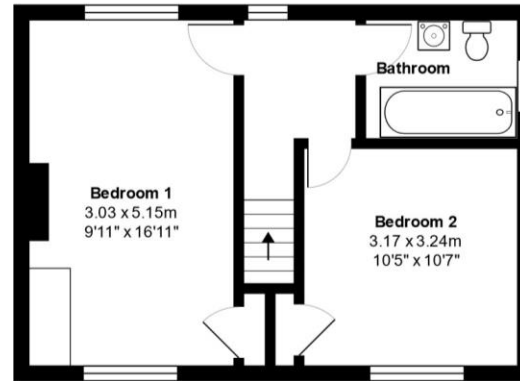
TENURE

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

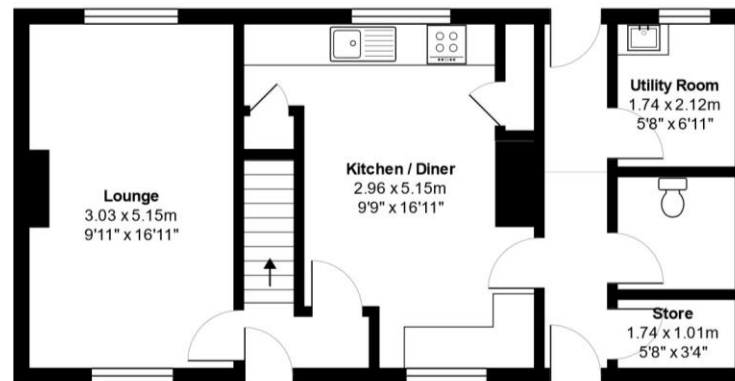
DIRECTIONS

From the town centre proceed out of the town towards Dobwalls. Upon exiting the town on Dean Street, turn left on to Limes Lane, proceed down the hill and turn left into Lanchard, take the first turning on the right into Lanchard Rise where the property will be found on your right hand side.





First Floor



Ground Floor

22, Lanchard Rise, Liskeard, PL14 4HX

Total Area: 91.2 m² ... 982 ft²

All measurements are approximate and for display purposes only

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