

**4 HERRING CLOSE
LISKEARD
PL14 3TA**



Two bedroom end terraced house with large corner plot. The house is in need of complete modernisation and improvement but offers tremendous scope for the future.

Price £170,000

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The property is situated in a popular location within Liskeard being a short walk to Aldi and within easy access to the A38. Liskeard is able to cater for most day to day needs with a range of shops, commercial and leisure facilities and main line railway station with connections to London Paddington and a branch line to the fishing port of Looe.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:-

ENTRANCE HALL

uPVC double glazed front door, staircase rising to First Floor, pendant light point, doors to Kitchen and Lounge.

KITCHEN

8' 7" x 7' 3" (2.68m x 2.25m)

Kitchen with inset sink unit with cupboards under, further base cupboards and drawers, wall mounted cupboards, space for electric cooker, plumbing for washing machine, uPVC double glazed window to front.

LOUNGE

14'6" x 10'7" (4.43m x 3.22m)

Two pendant light points, uPVC double glazed door to Garden, uPVC double glazed window to rear, radiator.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. uPVC double glazed window to rear. Airing cupboard with Worcester Greenstar boiler to heat water and radiators throughout.

BEDROOM

8' 4" x 8' 3" (2.56 m x 2.53m)

Upvc double glazed window to the rear, radiator.

BEDROOM

11' 3" x 7' 7" (3.47 m x 2.35m)

Upvc double glazed window to the front, radiator.

BATHROOM

Upvc double glazed window to the front, suite comprising low level WC, pedestal wash hand basin, panelled bath, radiator.

OUTSIDE

Spacious corner plot with lawn garden areas to the side and rear, paved path to the side, garden shed.

Allocated parking area to the side.

SERVICES

All mains services are connected.

COUNCIL TAX BAND

B

EPC RATING

C

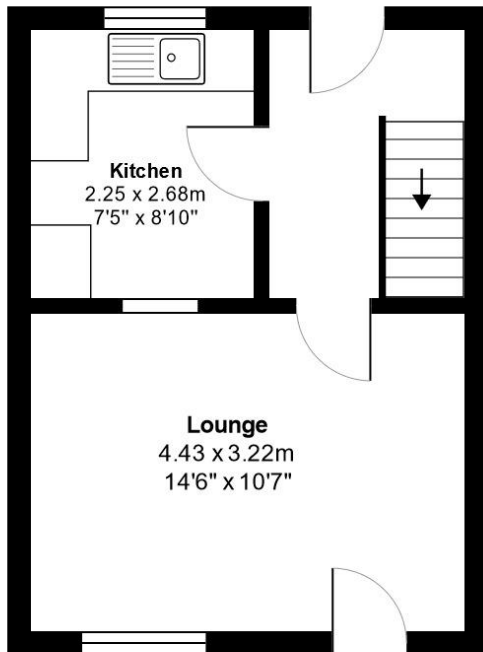
DIRECTIONS

From the centre of Liskeard, proceed up Barras Street and continue until reaching the final mini roundabout on the Callington Road. Bear right onto the Eastern Relief Road and take the second right turning into Stephens Road and first right into Herring Close.

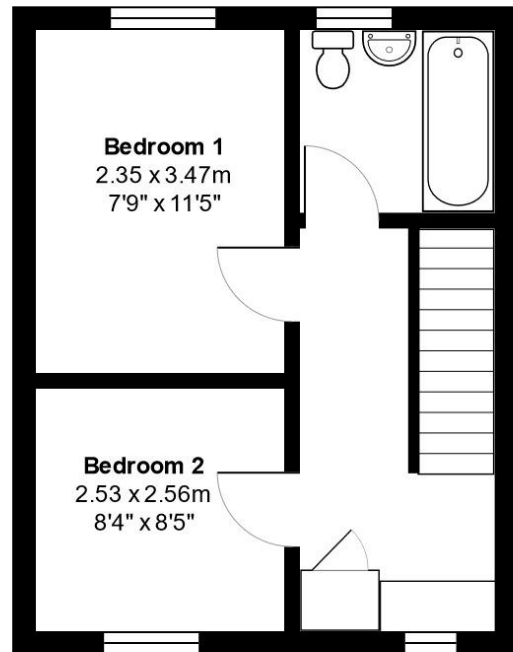
VIEWING

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





Ground Floor



First Floor

4, Herring Close, Liskeard, PL14 3TA

Total Area: 52.7 m² ... 568 ft²

All measurements are approximate and for display purposes only

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