



2 Queenie Drive, Liskeard

Guide Price £230,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents



This contemporary three-bedroom home with modern charm is presented in immaculate order and is offered to the market CHAIN FREE.

THE PROPERTY

Step into a stylish and modern three-bedroom home that seamlessly blends contemporary design with thoughtful upgrades.

The ground floor features a bright and welcoming living area, a convenient cloakroom, and a well-designed kitchen/diner. The kitchen includes a mixture of integrated and space for freestanding appliances, with direct access to the low-maintenance rear garden.

Upstairs, you will find three beautifully designed bedrooms. The master bedroom boasts an ensuite shower room, while a family bathroom compliments the other two bedrooms.

THE OUTSIDE

Nestled within phase 3 of Trevethan Meadows, the property offers a peaceful rear garden ideal for entertaining or relaxing. The garden features a spacious patio for easy maintenance and two decked seating areas.

To the front, there is parking available for one car.

THE LOCATION

Trevethan Meadows sits on the outskirts of Liskeard, a charming former market town just 7 miles from Cornwall's picturesque South Coast beaches. With Bodmin Moor nearby, the location perfectly balances modern living with rural tranquillity.

Liskeard provides excellent amenities, including retail parks, supermarkets, a leisure center with a swimming pool, and both primary and secondary schools. Travel is made easy with a mainline railway station connecting to Plymouth and a branch line to Looe, as well as the A38 dual carriageway for convenient access across Devon and Cornwall.

AGENT'S NOTES

Services: Mains Gas, Electricity, and Water

Year Built: 2019

Garden Aspect: East-facing

Seller's Position: Chain Free

Tenure: Freehold

Development Maintenance Charges: Approx. £240 per annum

The seller has advised that all items and furniture in the property are available to be purchased by separate negotiation, providing a hassle-free move-in opportunity.

Agents Note: "We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website"

DIRECTIONS

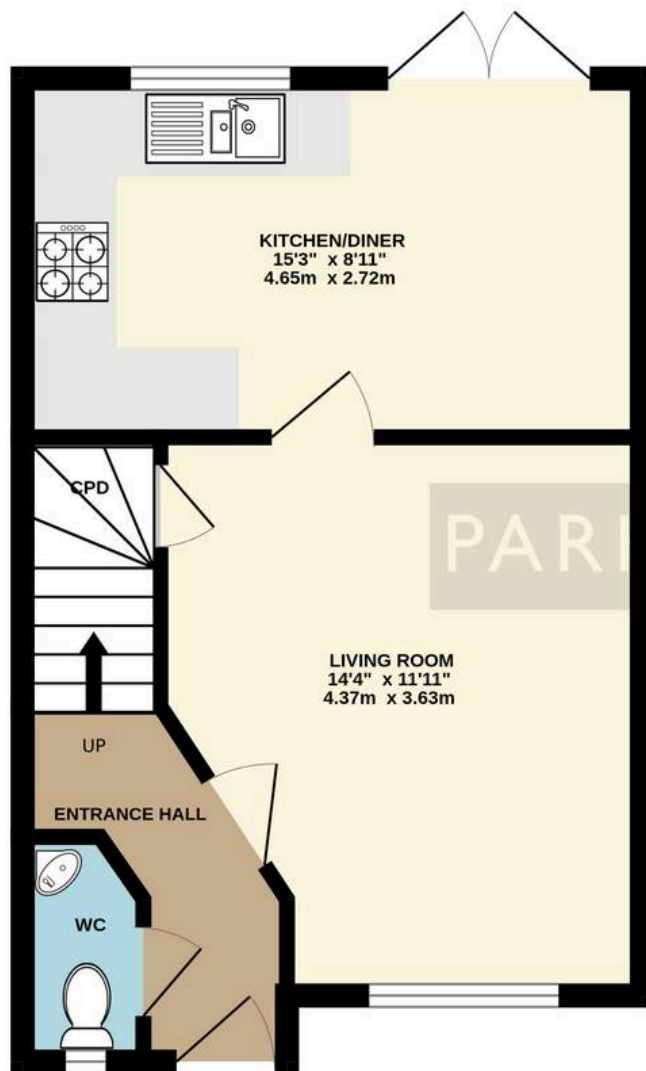
From Liskeard town centre, proceed along Barras St and at the mini roundabout bear left onto Greenbank Rd (B3254). At the next roundabout take the second exit for Callington, and at the following roundabout take the first exit onto into Trevethan Meadows.

Proceed along the main access road Carlton Way as it continues in to Granite Way, pass the turning for Clover Drive and the property can be found at the top of the hill on the left hand side.

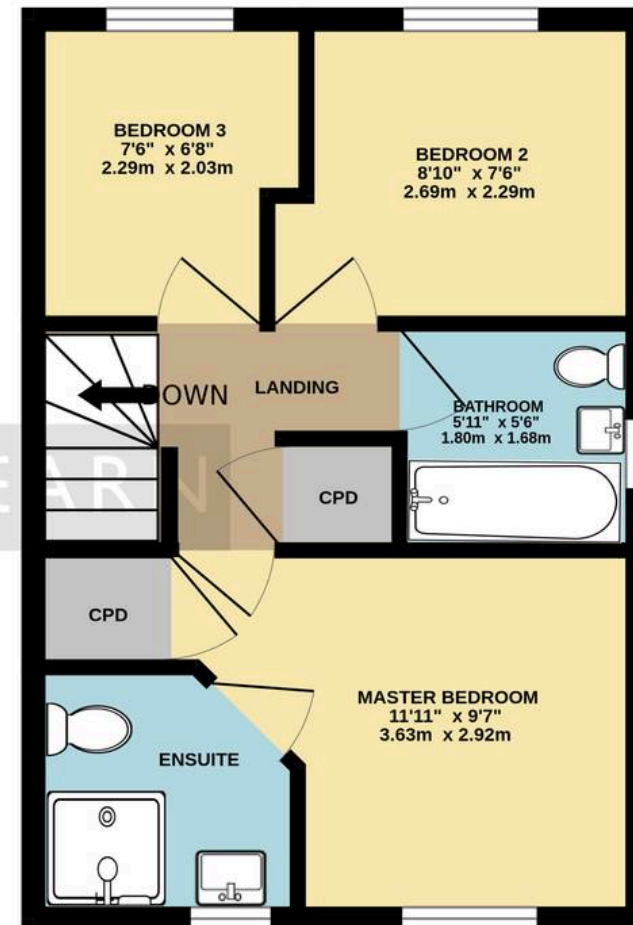
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GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.5 sq.m.) approx.

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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