



Hong Kong, Liskeard

Guide Price £180,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

THE PROPERTY

This fantastic property is offered to the market with no onward chain and provides an excellent opportunity for buyers to add their own personal touch. In need of some refurbishment, it holds great potential to become a wonderful family home.

The accommodation includes three bedrooms and a family bathroom on the first floor. On the ground floor, there is a fitted kitchen, separate lounge and dining room, plus a conservatory offering additional living space.

Further benefits include gas central heating, double glazing, useful outbuilding storage, and a delightful garden that is both child- and pet-friendly.

An ideal first-time purchase, this home is conveniently situated close to local schools and within walking distance of Liskeard town centre.

THE OUTSIDE

To the front, a neat courtyard provides access to the property along with two practical outbuildings, ideal for bikes, tools, or general storage. The spacious and private rear garden is fully enclosed and mainly laid to lawn, complemented by a patio area perfect for outdoor dining and entertaining. Mature trees border the garden, creating a peaceful setting that's ideal for children, pets, or those who enjoy gardening.

THE LOCATION

Set within the sought-after Old Road area of Liskeard, this property enjoys close proximity to a primary school and nursery, making it an excellent choice for families. The home is well positioned in Liskeard, a market town that offers a wide variety of amenities including shops, retail parks, supermarkets, and a leisure centre with swimming pool and sports courts. Both primary and secondary schools are also within easy reach.

Liskeard's location is another true highlight. The town provides convenient access to the stunning sandy beaches of Cornwall's south coast as well as the rugged beauty of Bodmin Moor. For commuters and travellers, the mainline railway station links London Paddington to Penzance and connects easily to the scenic fishing port of Looe, while the nearby A38 ensures excellent road connections into Devon and throughout Cornwall.





FAQS

Services - Mains gas, electric, water and drainage

Satnav Reference - PL14 6DS

Tenure – Freehold

Garden Aspect – South

Vendors position – Chain Free

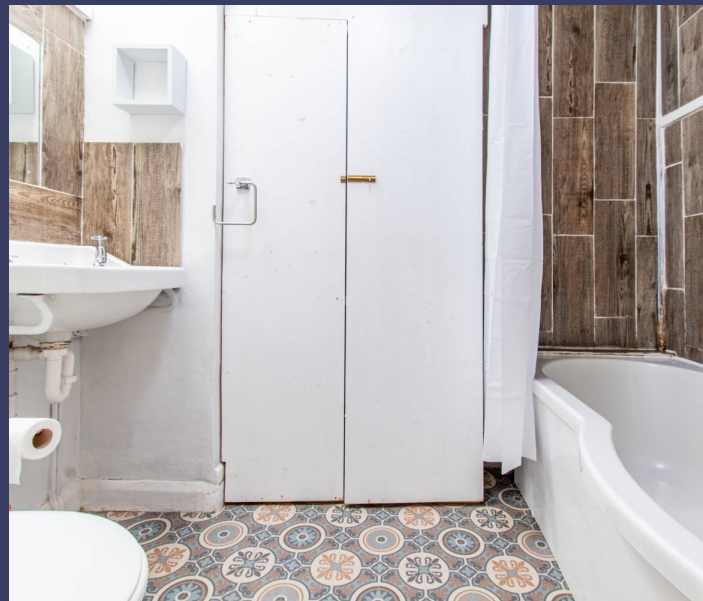
Right of way – There is a right of way which runs at the rear of the properties within the terrace.

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 The Parade in Liskeard town centre proceed along Barras St (B3254) with Webbs House on the right. Turn left onto West St and continue past the car parks onto Old Rd. Continue passing the turning on the left to Dean Lane. The property can be found on the left hand side as you approach Hilfort primary school

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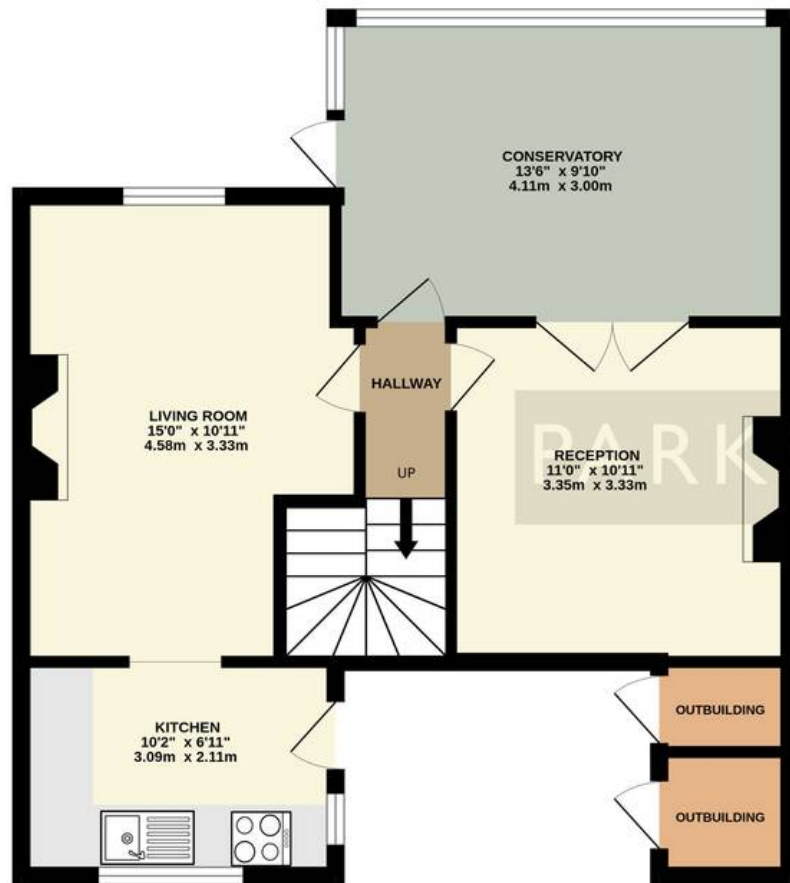
Council Tax band: B

Tenure: Freehold

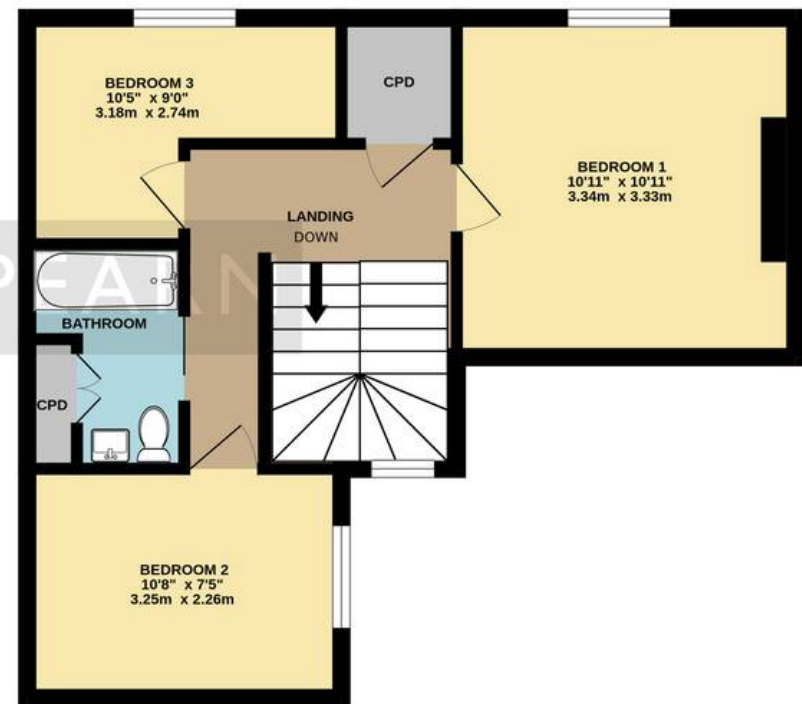
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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