



Guide £175,000
Boveway Drive, Liskeard, PL14 3UH

Jefferys ESTABLISHED 1865

24 Boveway Drive
Liskeard
Cornwall
PL14 3UH

Price Guide £175,000

A well presented two bedroom terraced house with modern kitchen, new boiler, off road parking for two vehicles and enclosed garden area to the rear is offered to the market for sale. The house ideally suited for first time buyers or investors.

* Available with no onward chain *

Situated on the periphery of the town centre and conveniently placed for easy access to Liskeard. The centre provides a range of shopping, business and leisure facilities, junior and secondary schooling and a main line railway station connecting to London (Paddington) via Plymouth. The town is conveniently located close to Bodmin Moor and within a short drive of the south coast beaches and outstanding coastal scenery.

This house provides an ideal opportunity for first time buyers or investors to acquire a well presented two bedroom property with modern kitchen and bathroom. The property has recently had a new combination boiler installed and provides two off street parking spaces together with an enclosed garden to the rear which has been beautifully landscaped in recent years.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Hall

Metal panel double glazed door to the front, radiator, cloak pegs. Stairs lead to the first floor.

Kitchen

10' 6" x 6' 6" (3.21m x 1.98m)

uPVC double glazed window to the front, modern kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, raised built in electric oven and gas hob. Space under and plumbing for washing machine together with space for a fridge freezer. An Ideal Vogue Max combination boiler heats water and radiators throughout.

Lounge

13' 3" x 13' 0" (4.05m x 3.96m)

uPVC double glazed window to the rear, wood and double glazed doors to the rear, two radiators, spacious under stairs storage cupboard.

Stairs lead to:

Landing

Access to the roof space area with folding ladder and some shelving.

Bathroom/WC

White suite comprising wash hand basin with cupboards under, panel bath with modern mixer shower over, low level WC. Radiator. uPVC double glazed window to the rear. Partly tiled walls.

Bedroom 1

13' 0" x 10' 10" (3.96m x 3.29m) average

uPVC double glazed window to the front, radiator, built in wardrobe with hanging rails and shelves. Further wardrobe over the stairs.

Bedroom 2

11' 2" x 7' 10" (3.40m x 2.39m)

uPVC double glazed window to the rear, radiator.

OUTSIDE

To the front, there is a tarmac parking area for two vehicles. There is also a small garden area with steps leading to the front door. Off the Lounge, there are double doors leading to a private patio area with terraced lawn above. There are further patio areas and a good sized shed for additional storage.



SERVICES

All mains services. Gas central heating.

Good Mobile Coverage and Fibre Broadband available.

TENURE

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

COUNCIL TAX

Band 'B'

EPC

Band 'C'

MINING AND RADON

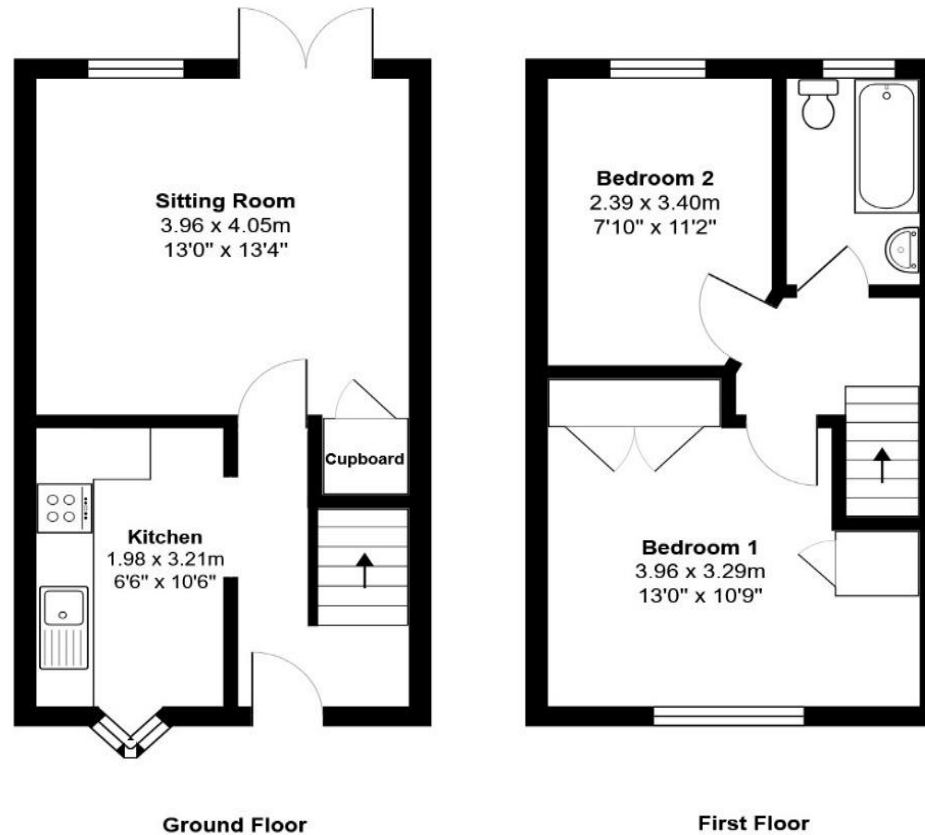
The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

VIEWING

Strictly by prior appointment with the vendors agents –
Jefferys

tel: 01579-342400





24, Boveway Drive, Liskeard, PL14 3UH

Total Area: 59.0 m² ... 635 ft²

All measurements are approximate and for display purposes only



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