



47 Hurdon Way
| Launceston |

Entrance Hallway
With Cloak Cupboard

Living Room
12'7" x 10'11" max (3.84m x 3.35m max)

Kitchen / Dining Room
11'7" x 11'6" (3.55m x 3.52m)

Rear Porch

Side Hallway

Bedroom 1
12'6" x 10'8" (3.82m x 3.26m)

Bedroom 2
10'11" max x 8'11" (3.34m max x 2.72m)

Bedroom 3
8'0" x 7'7" (2.46m x 2.33m)

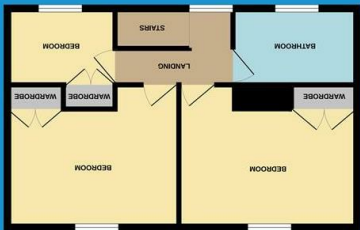
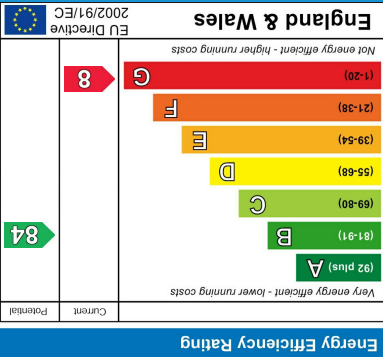
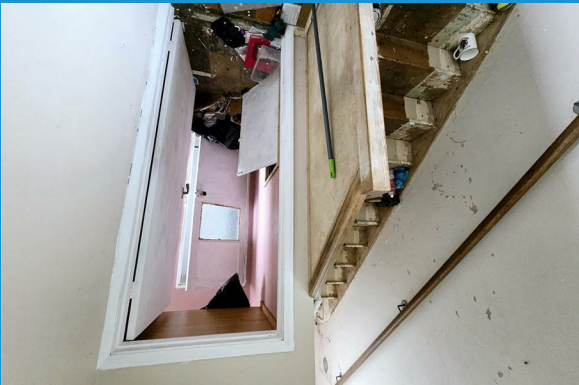
Bathroom
6'11" x 5'11" (2.13m x 1.82m)
Water Cylinder in Airing Cupboard

Services
Mains Electricity, Water and Drainage.
Council Tax Band A

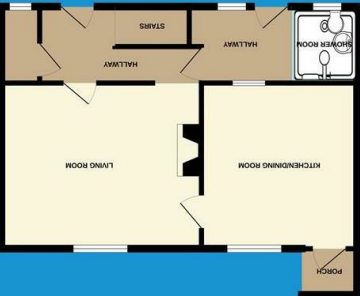
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



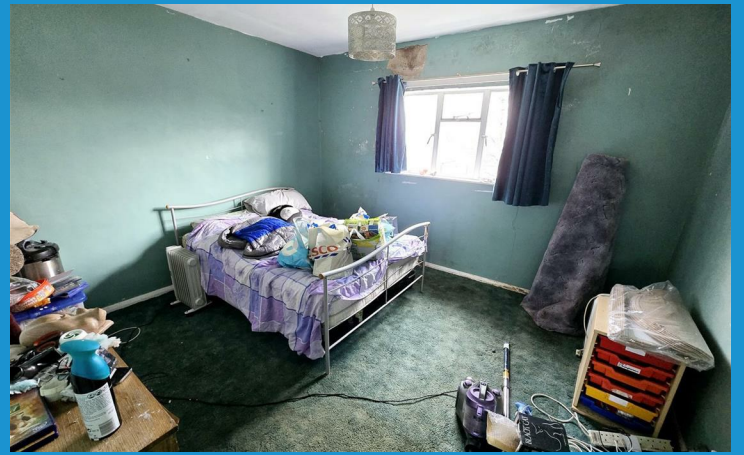
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First Floor



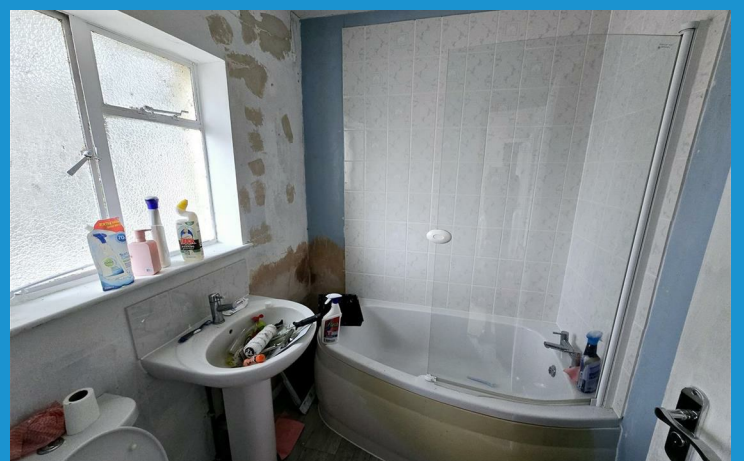
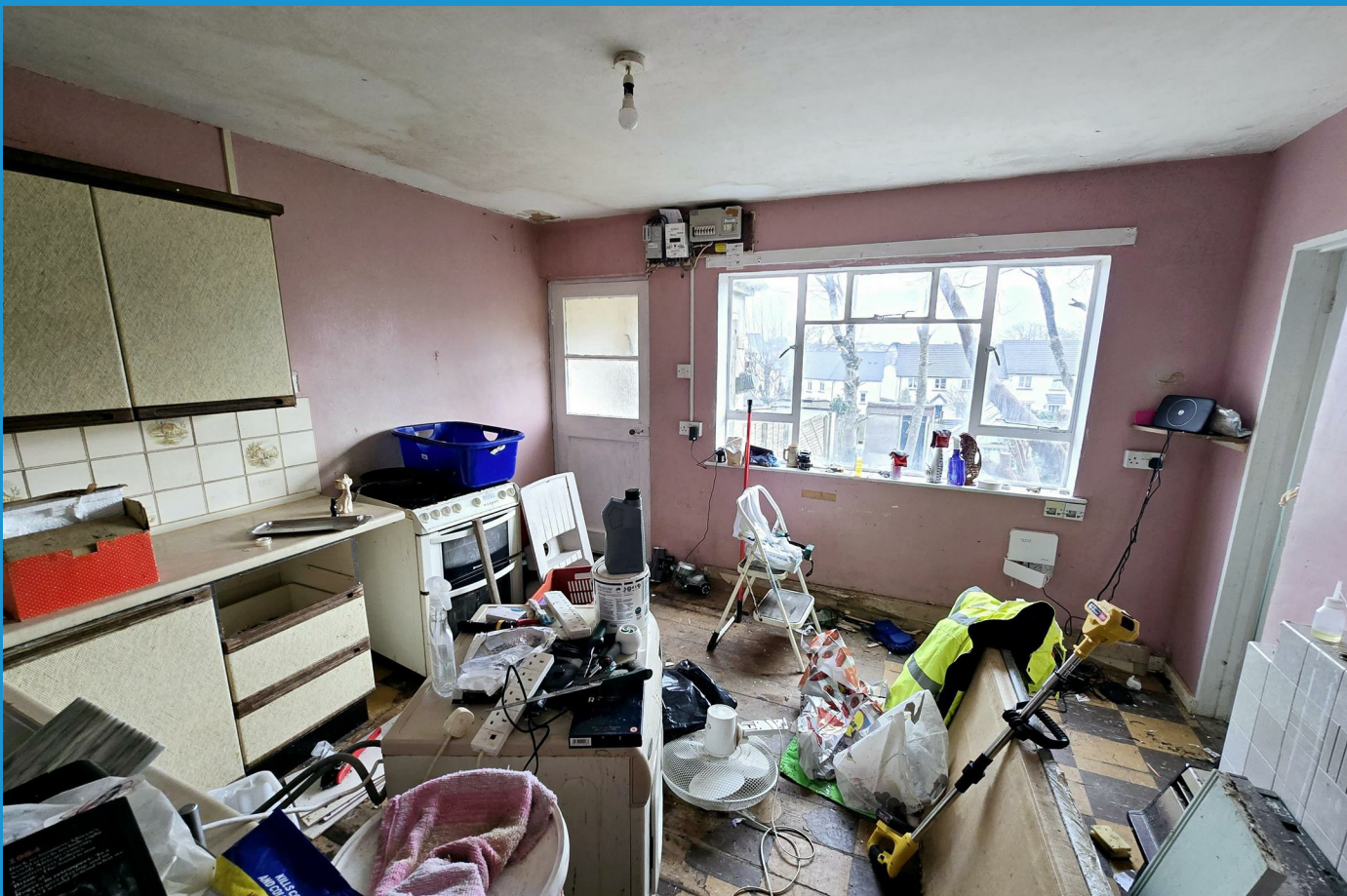
Ground Floor



An opportunity to purchase a spacious 3 bedroom terraced house in need of updating and renovation situated in a convenient location, close to the local Retail Parks, Supermarkets and Launceston College. The property has a hardstanding providing off-road parking at the front alongside a generous garden at the rear.

The property has accommodation including a spacious living room with a rear facing window overlooking the garden alongside an open-plan kitchen and dining room again with a rear window overlooking the garden. From here there is a door into a porch with steps down to the garden. The ground floor accommodation also includes a hallway with storage cupboard and an enclosed shower room.

On the first floor there are the 3 bedrooms alongside the bathroom which has an airing cupboard with the immersion tank. The rear garden is a generous size and has been cleared, allowing someone to come in and put their stamp on the outside.



Situation

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postal code for the property is PL15 9HX. What Three Words 'reeling.cooked.harmlessly' will take you directly to the property. From our office turn right onto the link road and immediately turn left then right onto Hurdon Way. Continue along this road, where the property can be found on the left.