



Northgate Street
Launceston | Cornwall



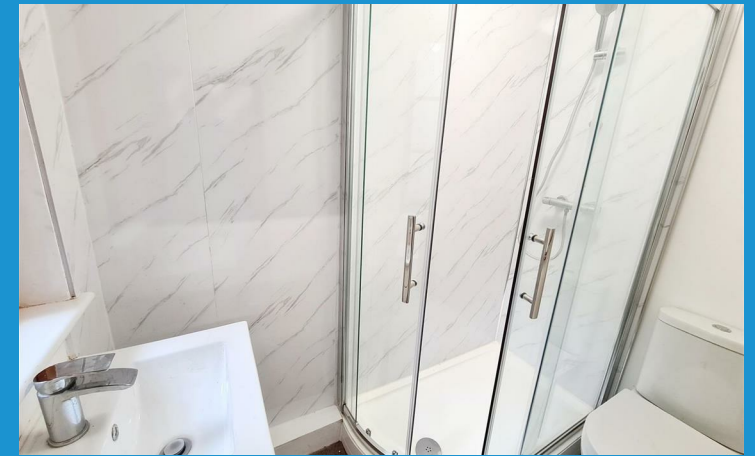
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Newly refurbished period town house boasting accommodation over 3 floors. There are 3 bedrooms and 2 shower rooms. The property is in a convenient location close to Launceston town centre. Offered for sale with no forward chain.

You enter the property through hallway which takes you into a front aspect sitting room and a new kitchen. The living room has a large window allowing plenty of natural light into the room. To one side is a fireplace (currently not in use) but housing an electric fire. The rear of the property there is a dual aspect kitchen which has a range of modern eye and base level units with integrated appliances. There is also plenty of worktop preparation space. Off the kitchen is a stable door offering direct access to a courtyard space. A further door opens into the shower room which has also been refurbished to include a brand new match 3 piece suite.

On the first floor there are 2 bedrooms. Bedroom 1 is a good size double which provides more than enough space for free standing furniture plus it is front aspect. To the rear is a single room. Continue up to the second floor, where you will find another front aspect double bedroom and a new 3 piece shower room.



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 (1.6 km) 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 whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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Hallway

Sitting Room

11'10" x 8'7" (3.61m x 2.62m)
3.61m x 2.62m narrowing to 2.20m

Kitchen

11'9" max x 11'4" max (3.59m max x 3.47m max)

Shower Room

6'7" x 4'0" (2.01m x 1.24m)

First Floor

Bedroom

11'11" x 11'10" (3.65m x 3.61m)

Bedroom

11'1" x 5'7" (3.38m x 1.71m)

Second Floor

Bedroom

11'8" x 9'6" (3.57m x 2.90m)

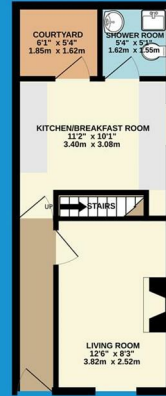
Shower Room

11'8" x 4'1" (3.57m x 1.25m)
3.57m x 1.25m extends to 1.97m into shower

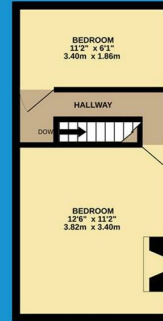
Services

Mains electricity, gas water and drainage.
Council Tax Band A.

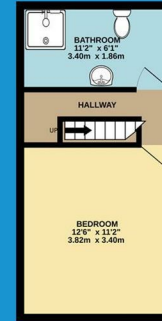
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 and are approximate. If floor plans are included, they are for guidance only and illustration 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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