

25 Higher Lux Street

Liskeard, PL14 3JX



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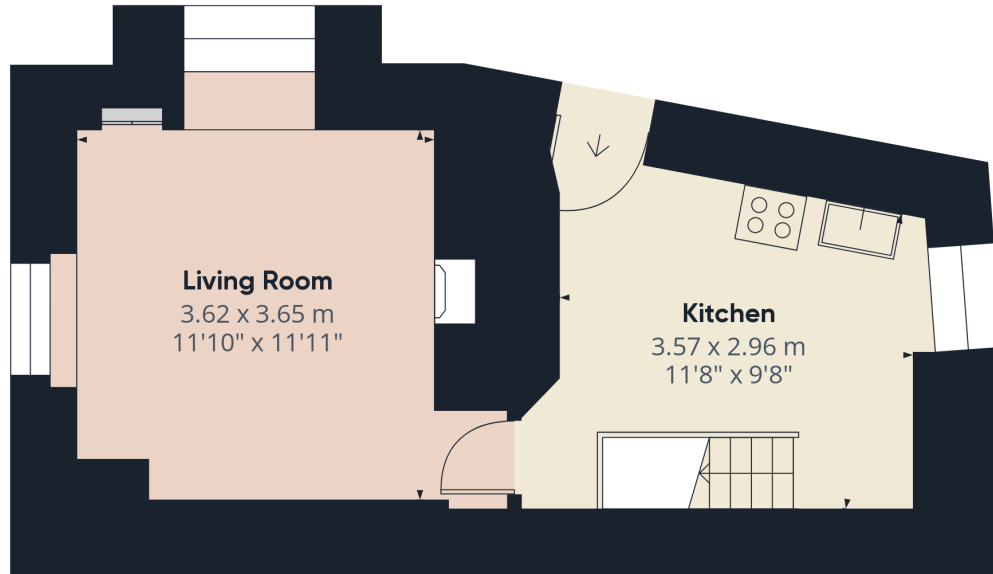
Guide Price £125,000

One bedroom cottage positioned on the edge of Liskeard town centre

Within walking distance to many local amenities

Characterful features throughout

Low maintenance enclosed garden to the rear elevation

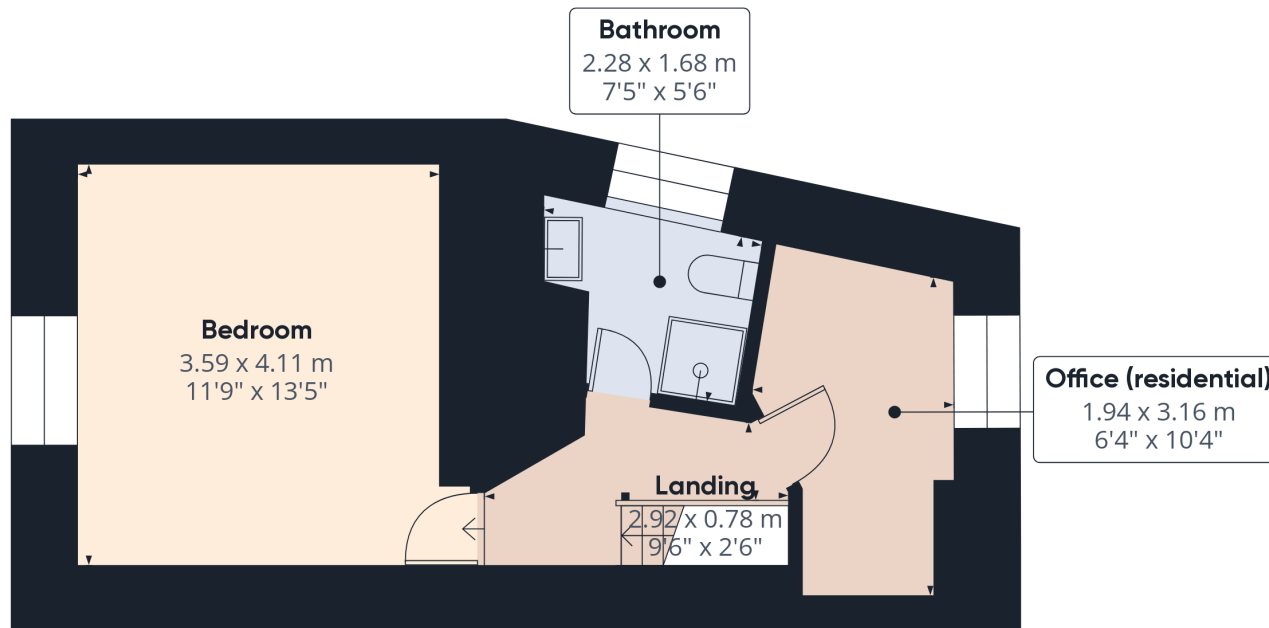


Floor 0

Approximate total area⁽¹⁾

54.22 m²

583.63 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Description

A charming one bedroom cottage on the outskirts of the popular market town of Liskeard, within walking distance to many local amenities and public transport.

The property comprises a kitchen diner and cosy living room on the ground floor, boasting characterful features throughout. To the first floor, there is a bedroom, bathroom and office.

A low maintenance enclosed garden is located to the rear elevation.

Accommodation

Entrance via a wooden stable door lowering into:

Kitchen/ Dining Room

uPVC double glazed window to the rear elevation, a range of fitted base units with rolltop work surfaces over incorporating a stainless-steel sink and drainer with mixer tap, space for freestanding cooker, space for freestanding fridge freezer, under counter space and plumbing for washing machine, wooden beams to ceiling, television point, radiator, stairs rising to the first floor with under stair storage below, slate flagstone flooring.

Living Room

Dual aspect having uPVC double glazed windows to the front and side elevations, wooden beams to ceiling, radiator, television point, exposed stone walling with feature fireplace, built in storage cupboard, slate flagstone flooring.

First Floor

Doors off to all first floor rooms.

Office

uPVC double glazed window to the rear elevation, radiator, access to attic via loft hatch.

Bedroom

uPVC double glazed window to the front elevation, radiator, television point, exposed feature stone walling.

Shower Room

Obscure uPVC double glazed window to the side elevation, low-level W.C, wash handbasin with individual taps and tiled splashback, chrome heated towel radiator, shower cubicle with electric shower over, tiled floor ceiling.

Outside

The property is approached via the side elevation via a pedestrian pathway. To the rear elevation a low maintenance enclosed garden is positioned over two levels which is laid to lawn with a patio area providing a great space to enjoy outdoor dining and entertaining.

EE Rating D

Council Tax Band A

Services Mains water, gas, electricity and drainage.

Directions What3words: verve.populate.blocking

Tenure Freehold

Viewings

Viewings must be accompanied by a member of the Kivells Liskeard Office.

01579 345 543 / liskeard@kivells.com

Scan for material information





Kivells | 7-8 Bay Tree Hill| Liskeard| Cornwall | PL14 4BE

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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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