



4 Ivey Terrace

Liskeard, Cornwall, PL14 3HH



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Guide Price **£210,000**

Spacious three bedroom terraced property

Situated close to local amenities, schools and public transport

Potential to create further living space STP

Low maintenance gardens to the front and rear elevations



Description

This well-presented three-bedroom terraced home has been lovingly maintained by the current owners and offers bright, spacious accommodation throughout. Large windows allow an abundance of natural light to flood the property, creating a warm and welcoming atmosphere.

The accommodation provides versatile living space, ideal for first-time buyers, growing families or those looking to downsize. Outside, the property benefits from a low-maintenance front and rear garden, perfect for relaxing or entertaining without the upkeep.

A particular feature of this home is the excellent potential to convert the second-floor loft space subject to the necessary planning permissions, offering the opportunity to create additional living accommodation.

Situated in the popular market town of Liskeard, the property enjoys convenient access to local amenities, schools and transport links.



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Accommodation

Entrance via composite door with obscure glazed panelling insets opening into:-

Entrance

Wooden door with stained glass panelling insets opening into:-

Hallway

Stairs rising to first floor with built-in storage below, radiator, dado rail.

Living/Dining Room

uPVC double glazed window to the front elevation, multi fuel burning stove with slate hearth and granite mantle, television point, built in storage, radiators, wooden beams to ceiling.

Kitchen

Obscure uPVC double glazed windows to the rear elevation, obscure uPVC stable door opening onto rear garden, fitted base units with roll top work surfaces over incorporating a ceramic one and a half bowl sink and drainer with mixer tap over, integrated dishwasher, integrated electric oven with integrated four ring electric hob and extractor fan over, space for freestanding fridge freezer, built-in pantry, radiator, coving to ceiling.

Utility Room

Space and plumbing for washing machine, radiator.

Bathroom

Obscure uPVC double glaze window to the rear elevation, low-level W.C, wash hand basin with mixer tap and vanity storage below, bath with panel surround and mixer shower tap over with glazed shower screen, partially panelled throughout, towel radiator.

First Floor

Obscure uPVC double glazed window to the rear elevation, access to attic via loft hatch, radiator, built-in storage cupboard.

Bedroom

uPVC double glazed window to the rear elevation, built-in wardrobes, radiator.

Bedroom

uPVC double glazed window to the front elevation, radiator, coving to ceiling.

Bedroom

uPVC double glazed window to the front elevation, radiator.

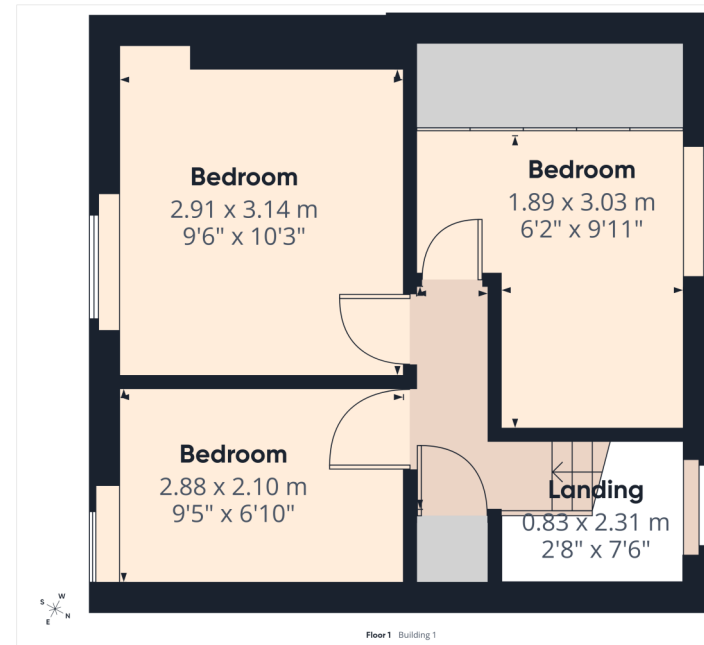
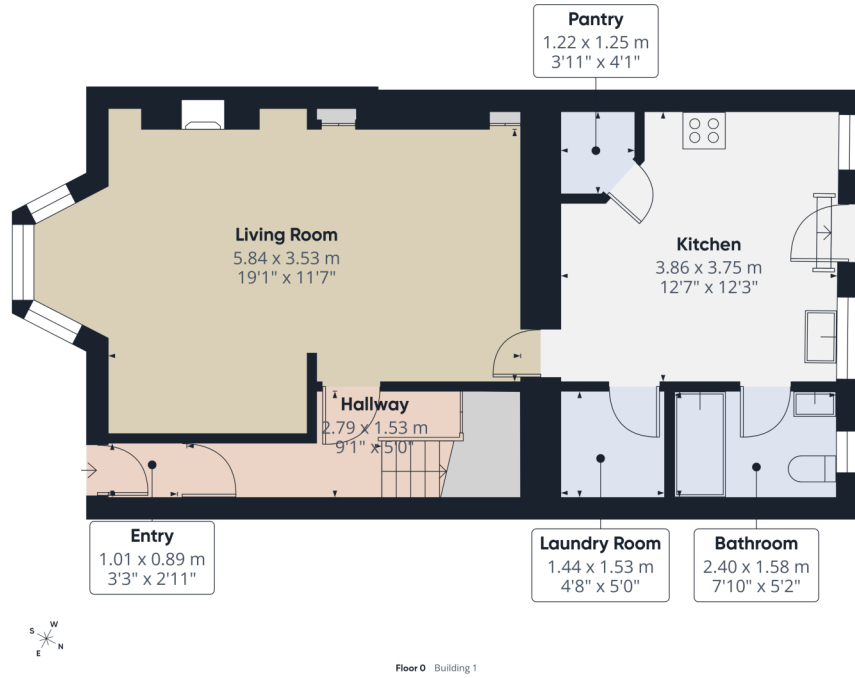
Second Floor

Access via loft hatch with built in wooden ladder, boarded throughout, power and lighting, wooden Velux window, boasting great potential for conversion subject to planning.



Floor Plan

Floor plan for identification purposes only, not to scale



Approximate total area¹

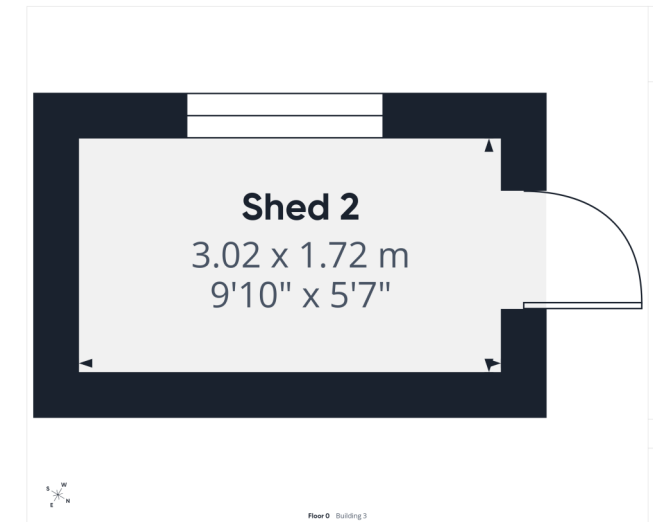
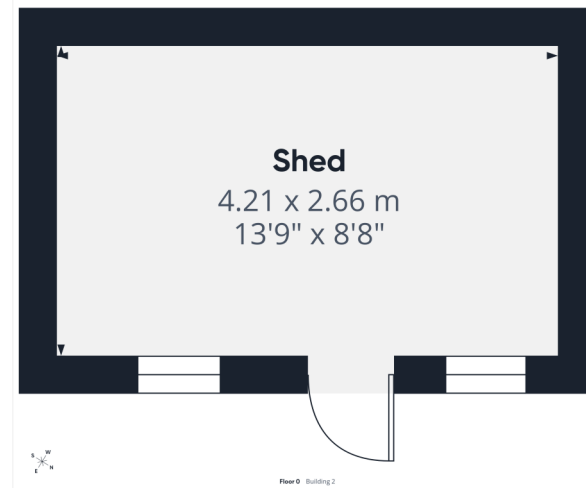
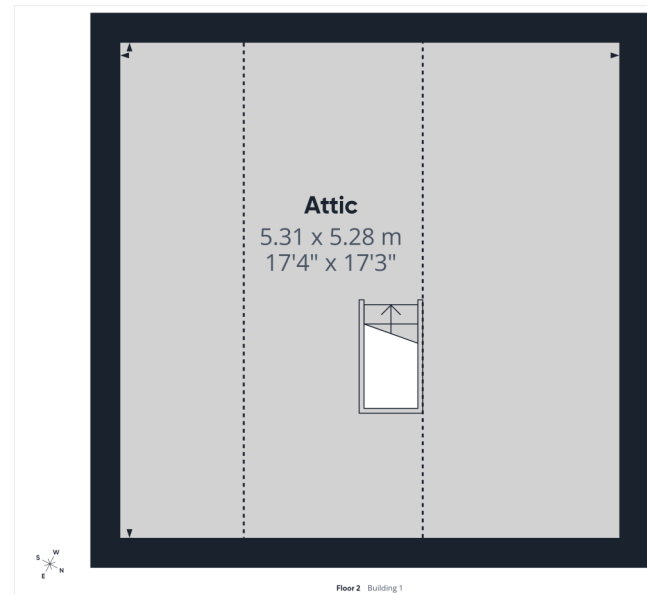
109.6 m²

1180 ft²

Reduced headroom

17.2 m²

185 ft²



Outside

The property is approached via a pedestrian pathway, leading through an attractive and well-maintained front garden that provides a welcoming first impression.

To the rear, the enclosed garden has been thoughtfully designed for ease of maintenance, featuring a level artificial lawn and raised flower beds bordered by attractive wooden sleepers.

The space is ideal for relaxing or entertaining and benefits from two useful storage sheds, one of which is fitted with electricity, offering excellent versatility as a workshop or hobby space.



Services

Mains water, electricity, gas and drainage.



EE Rating - C



Council Tax Band - B



Directions

What3Words - bubble.pretty.growl

Virtual Tour

<https://tour.giraffe360.com/8af3bb8791264bd6a87f1c10e7e644ca>



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