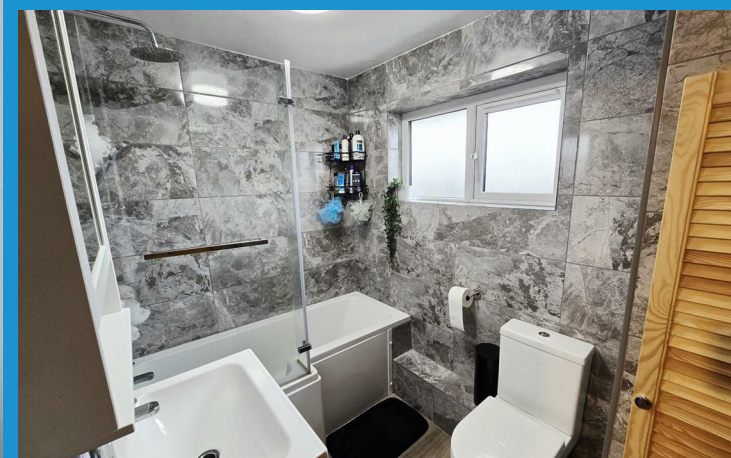




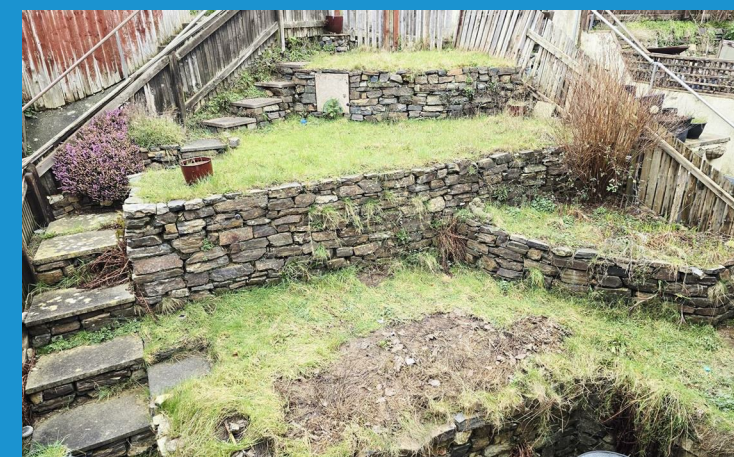
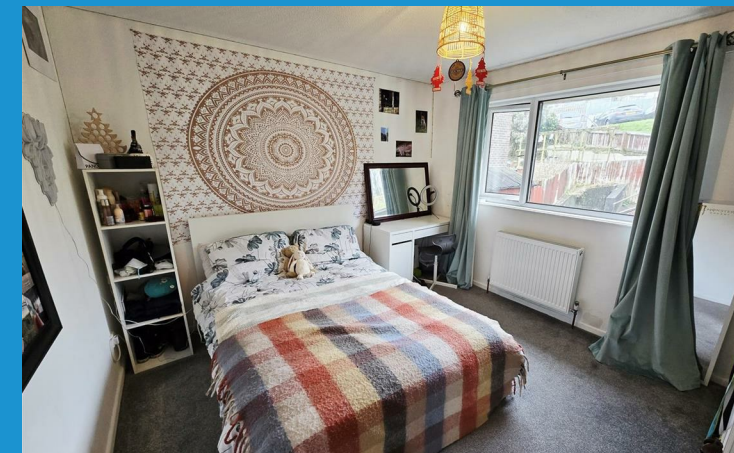
19 Queen Elizabeth Road
Launceston | Cornwall



A well presented 3 bedroom end of terrace property with front and rear gardens. The property features generous accommodation which includes an impressive open-plan kitchen and dining room.

You enter the property via the front garden, which is mainly laid to lawn garden. A door into the porch where there is space for a tumble dryer and fridge freezer. A door leads into the hallway where there is a cloakroom with a WC and 2 useful storage cupboards. The living room is a good size and currently utilised as an additional bedroom. At the back of the property there is the open-plan kitchen and dining room, which is a great sociable space with a door providing access to the garden at the rear.

On there first floor, there are 3 good sized bedrooms alongside a modern well appointed bathroom where the central heating boiler can be found, concealed in a cupboard. At the rear there is a gate into the communal pathway and a tiered garden which has great views from the top with glimpses of the Castle.



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 Foodhall and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 8EZ.

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Entrance Porch
4'8" x 4'5" (1.43m x 1.35m)

Hallway

Cloakroom
4'0" x 2'9" (1.22m x 0.86m)

Living Room
12'9" x 11'5" (3.89m x 3.50m)

Kitchen / Dining Room
21'5" x 8'3" (6.55m x 2.53m)

First Floor

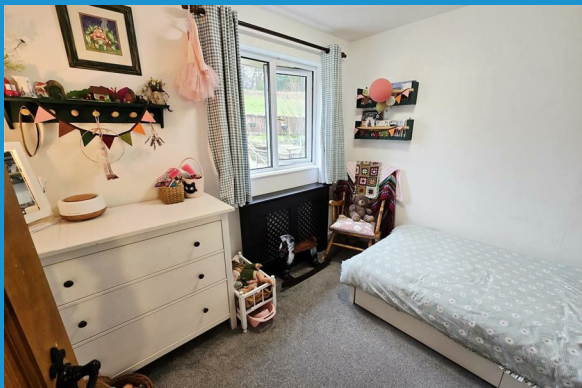
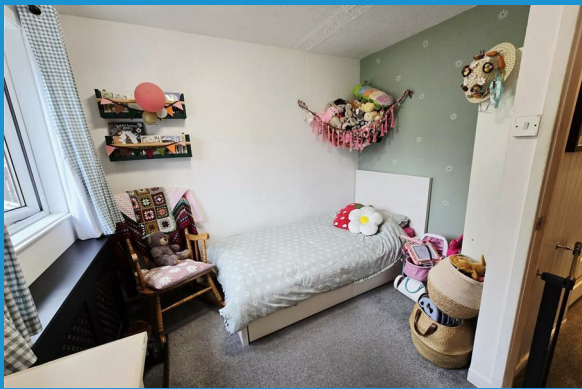
Bedroom 1
11'5" x 10'5" (3.50m x 3.20m)

Bedroom 2
11'6" x 10'8" (3.51m x 3.26m)

Bedroom 3
9'8" max x 9'5" (2.96m max x 2.89m)
2.89m narrows to 2.00m

Bathroom
8'9" x 5'5" (2.69m x 1.66m)
2.69m x 1.98m

Service
Mains, Electricity, Water and Drainage
Council Tax Band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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