



4 Fairfax Place

Launceston, Cornwall, PL15 7BN

KIVELLS

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£99,950 Guide Price

Two bedroom end of terrace house

Accommodation spread across three floors

Bursting with huge potential throughout

Large rear garden

Within walking distance to local amenities

Fantastic investment opportunity

EPC - D



Deceptively spacious end-terraced property in need of renovation and refurbishment throughout.

The property offers spacious accommodation over three floors comprising of potential kitchen / breakfast room on the lower ground floor, dining room and sitting room on the first floor with two bedrooms and family bathroom on the second floor.

At the rear of there is a garden which requires significant landscaping. There is one potential parking space at the side of the property. However, the neighbouring properties (Nos. 1-3) have a right of way over this area to access their rear gardens. As a result, any vehicle parked in this space must not obstruct their access.

Accommodation

ENTRANCE HALLWAY

Stairs rising to first floor. Door into:-

LIVING / DINING ROOM

Windows to the front and rear elevations. Stairs to lower ground floor.

KITCHEN / BREAKFAST ROOM

Base units and work surface. Boiler.

FIRST FLOOR LANDING

Doors leading to all first floor rooms.

BEDROOM TWO

Window to the rear elevation with countryside views.

BEDROOM ONE

Window to the front elevation.

BATHROOM

Obscure window to the front elevation. Panel enclosed bath with shower above, low level W.C. and pedestal wash hand basin.

Outside

At the back of the property there is a spacious garden requiring significant landscaping . It includes two detached garden sheds.

Additionally, there is a Right of Access across the rear of the property, granting neighbouring terrace properties access to their gardens.

There is one potential parking space at the side of the property. However, the neighbouring properties (Nos. 1-3) have a right of way over this area to access their rear gardens. As a result, any vehicle parked in this space must not obstruct their access.

Agents Note

Please note that there is a right of way over the garden for access to the neighbouring properties.

Services

Mains water, electricity, gas and drainage.

Agents Note

Please note there is spray foam in the loft.



EE Rating - D



Council tax band - A



Directions

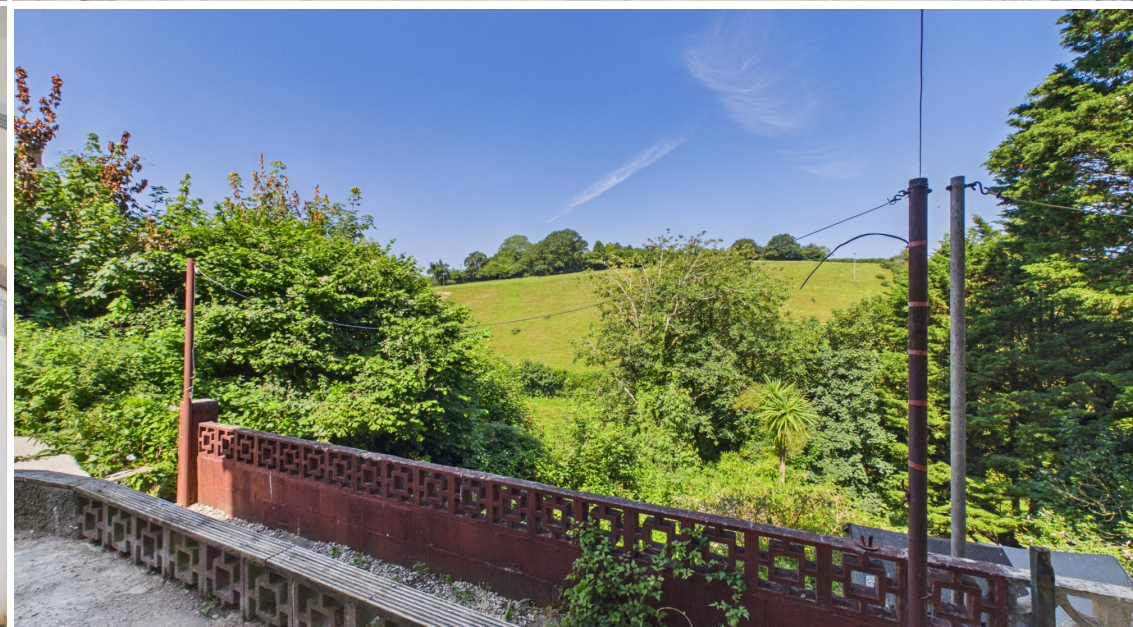
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Virtual Tour - Available upon request

Viewings strictly by appointment only

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