

KIVELLS

22 Grammers Park
Launceston, Cornwall



22 Grammers Park

Launceston, Cornwall, PL15 7FY

Guide Price: £229,950

Two bedroom semi-detached house

Fantastically maintained throughout

Enclosed rear garden with patio

Off road parking for two vehicles

Perfect first time purchase or investment

EPC - B



Accommodation

The Room Guide

ENTRANCE HALLWAY:

Entrance via uPVC door. Stairs rising to first floor, vinyl flooring and radiator. Door into:-

LIVING ROOM

Window to the front elevation. Radiator and carpeted. Space for living room furniture.

CLOAKROOM

Pedestal wash hand basin with mixer tap and tiled splash back, low level W.C, radiator and vinyl flooring.

KITCHEN / DINING ROOM

Window and patio doors leading to the rear garden. Range of base and eye level units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap. Integrated fridge and freezer, integrated slim line dishwasher and integrated washing machine. Wall mounted gas fired boiler providing central heating and hot water. Radiator.



Accommodation

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FIRST FLOOR LANDING:

Doors leading to all rooms.

BATHROOM

Obscure glazed window to the rear elevation. Suite of low-level W.C., panel enclosed bath with mixer tap and electric shower over, wash hand basin with mixer tap over. Part tiled walls and radiator. Extractor fan.

BEDROOM TWO:

Window to the rear elevation. Carpeted and radiator. Space for double bed and bedroom furniture.

BEDROOM ONE:

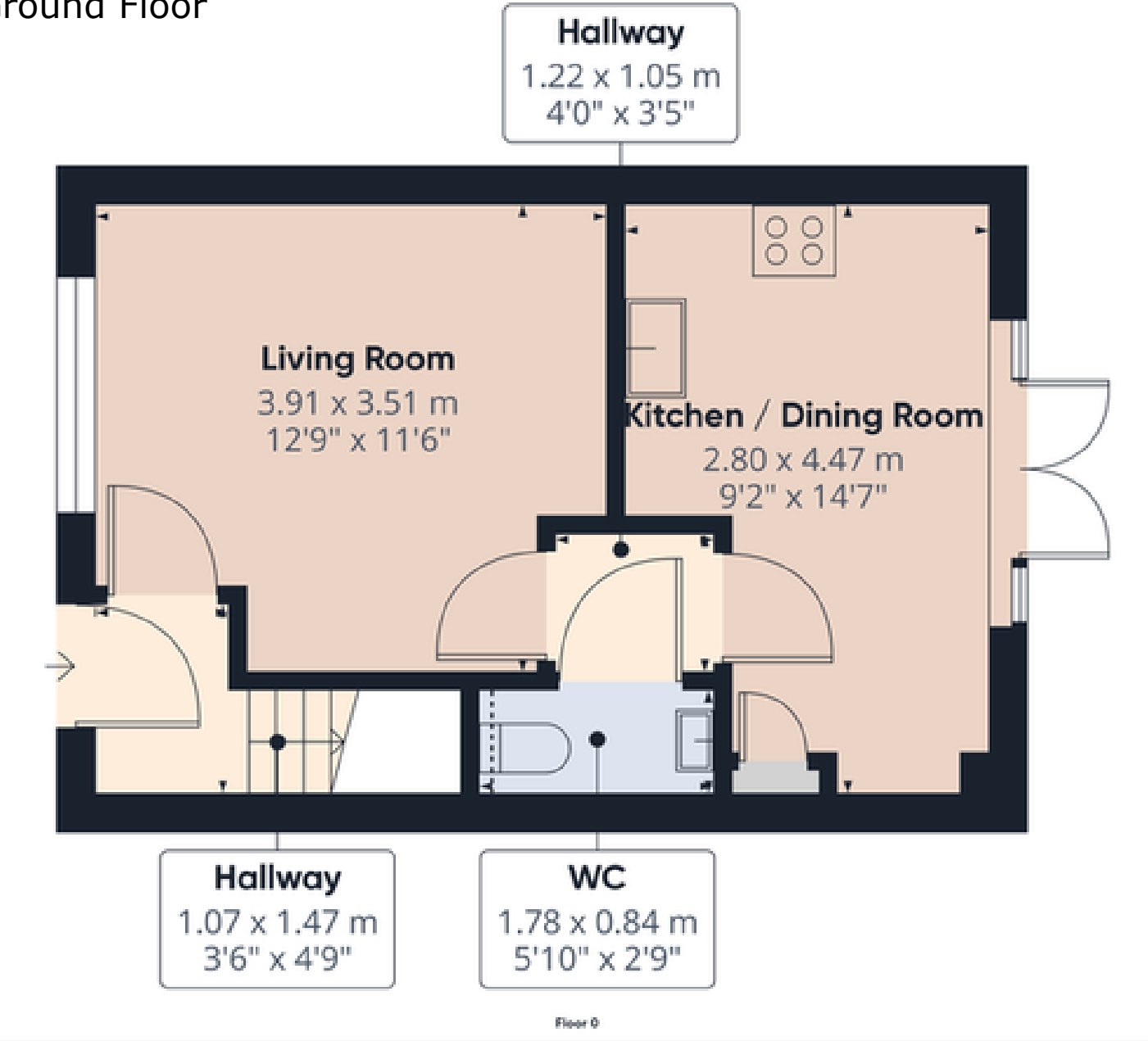
Window to the front elevation. Built-in storage cupboards along with built-in wardrobes with hanging rails and shelf having two mirrored fronts. Carpeted and radiator. Loft hatch. Space for double bed and bedroom furniture.



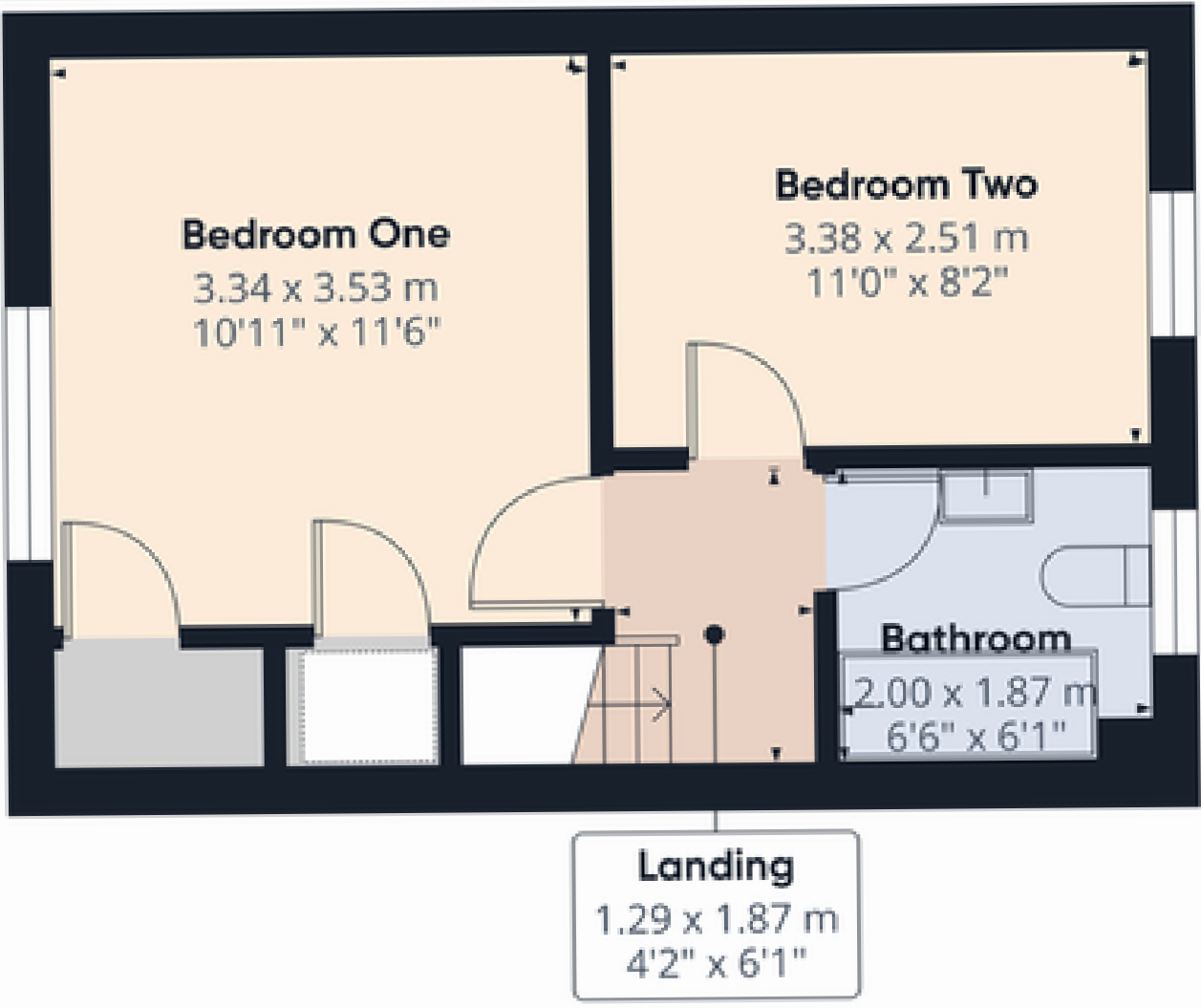
Floor Plan

See The Layout

Ground Floor



First Floor



Outside

External Spaces

To the front of the property there is tarmac driveway providing parking for two vehicles. A side gate leads to the rear garden.

The rear garden is fully enclosed and relatively low maintenance with a good size patio area directly off the kitchen diner, a step leads up to a level area of lawn for ease of maintenance. There are also some well established flower beds bordering the lawned area.



Additional Information

Useful Property Information

SERVICES:

Mains water | Mains electricity | Mains drainage | Gas fired central heating

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

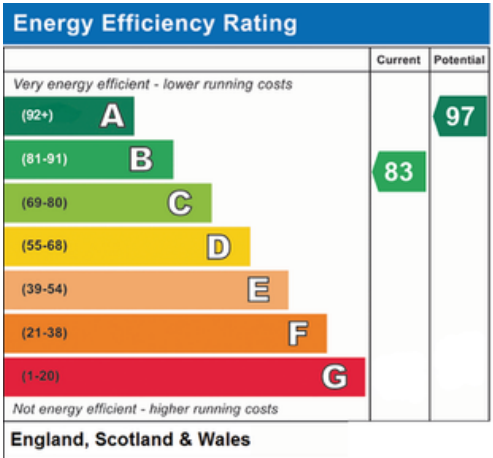
DIRECTIONS:

What3words: /// bowls.thumb.fewest

EE RATING: B

COUNCIL TAX BAND: B

DISCLAIMER:



AGENT NOTES:

There is an annual maintenance charge of approximately £180.00.

KIVELLS



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