



Guide Price £250,000
Western Avenue, Liskeard, PL14 4JJ

Jefferys
ESTABLISHED 1865

Western Avenue
Liskeard
Cornwall
PL14 4JJ

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An extended two bedroom detached bungalow with level driveway, parking, integral garage, gas central heating and modern double glazed windows throughout. Situated within easy reach of Liskeard and enjoying pleasant countryside views to the front. The property is offered for sale with no onward chain.

Situated in a popular residential area, this property occupies a good sized plot which is both manageable and fairly level for the general area. The town centre of Liskeard is within a short walking distance with the main A38 roadway providing good access to the City of Plymouth approximately 35 minutes by car. There is also a mainline railway station within Liskeard linking the town to larger centres throughout the country.

Within Liskeard, there is a good range of shops, commercial and recreational facilities together with good schooling.

There is excellent scenery close by with Bodmin Moor and the beautiful coastal scenery a few miles to the south.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Porch

16'9" x 5'7" (5.15m x 1.74m)

uPVC double glazed windows to the front and side with uPVC panel and double glazed door to the front, radiator, borrowed light window serving Bedroom 1. Doors lead to:-

Entrance Hall

Radiator. Doors from the Entrance Hall lead to:-

Lounge/Dining Area

23'1" x 12'1" (7.03m x 3.68m) (maximum)

uPVC double glazed windows to the front and side, radiator, mock stone fireplace with granite mantel.

Kitchen/Breakfast Room

9'4" x 9'4" (2.88 x 2.87) plus 8'5" x 8'5" (2.57 x 2.57)

Two uPVC double glazed windows to the rear, uPVC panel and double glazed door to the side, radiator, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit with drainer, space under for washing machine, cooker and fridge/freezer.



Bathroom/WC

Suite comprising panelled bath with shower over, vanity unit with low level wc and wash hand basin with cupboards under, radiator, fully tiled walls, uPVC double glazed window to the rear.



Bedroom 1

12'1" x 10'4" (3.68m x 3.17m)

Borrowed light window to the Front Porch, radiator, built in wardrobe with hanging rail and shelves.

Bedroom 2

12" x 9'5" (3.67m x 2.90m)

Double glazed patio doors providing borrowed light from the Garden Room, radiator, built-in wardrobe with hanging rail and shelf. Linen cupboard with slatted shelves and radiators.

Off Bedroom 2, is access to:-

Garden Room

15'3" x 6' (4.66m x 1.83m)

uPVC double glazed windows to the front, side and rear, uPVC panel and double glazed door to the rear, radiator.



OUTSIDE

To the front, the property is approached via a level tarmac driveway leading directly into the Garage.

Concrete paths and paved pathing are all in place around the bungalow.

To the front, there is a level lawn and shrub garden area with pleasant views to the south. To the rear, there is a gravelled and patio area immediately to the rear with a raised lawn and shrub garden immediately off the patio.

There is also a useful garden shed providing storage.

Garage

18' x 8'5" (5.49m x 2.58m)

uPVC double glazed window to the side, electric roller shutter door to the front, electricity is connected, hatch leading to the roof space area with folding ladder. Gas fired Worcester boiler heats water and radiators throughout.



SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Good Mobile Coverage and Fibre Broadband available.

TENURE

The property is being sold Freehold with vacant possession upon completion.

COUNCIL TAX

Band 'D'

EPC

Band 'C'

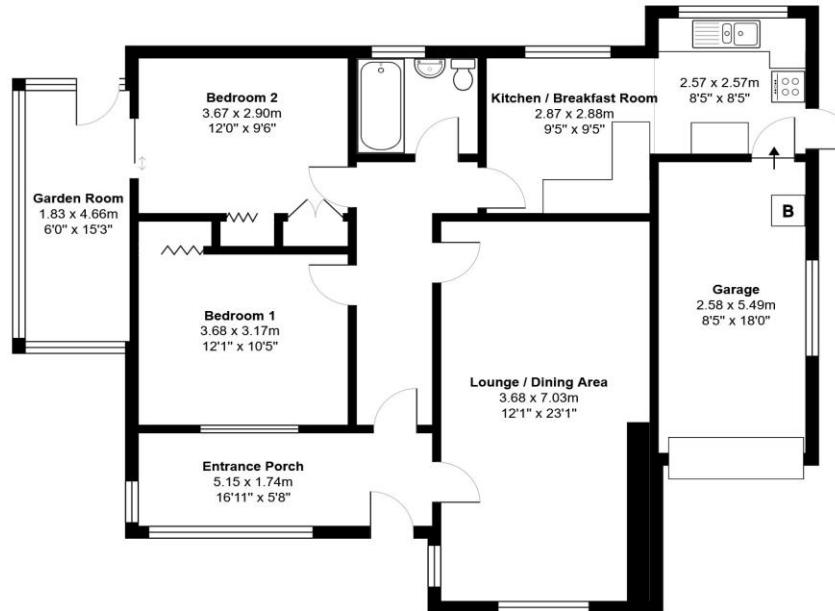
MINING AND RADON

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys - Tel: 01579-342400





22, Western Avenue, Liskeard, PL14 4JJ

Total Area: (Excluding Garage) 100.2 m² ... 1078 ft²

All measurements are approximate and for display purposes only



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