



101 Catchfrench Crescent,
Liskeard,
PL14 3WP
£110,000



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this two bedroom ground-floor flat located in the popular area of Catchfrench Crescent and offering entrance hall, newly fitted kitchen with sitting room, built-in appliances include an oven, microwave, four ring ceramic hob, cooker hood with fan and light, refrigerator, washing machine, family bathroom, two double bedrooms, allocated parking space to the front of the property, communal hall, bin area and gardens, double glazed windows, gas fired central heating

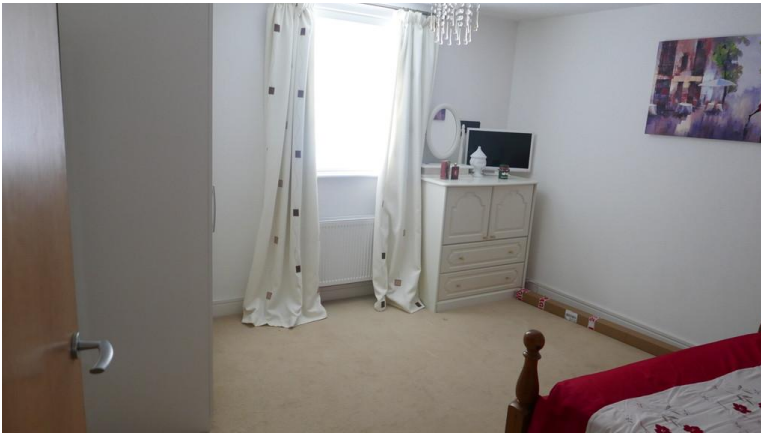
ENTRANCE HALL

The property can be approached via a communal hall with the front door offering access to the entrance hall. Wall-mounted radiator, phone for entry system, telephone point, ceiling-mounted pendant light point, outside the front door there is a cupboard housing the consumer unit

KITCHEN/SITTING ROOM

18' 6" x 11' 4" (5.64m x 3.45m) From the entrance hall, door offers access to the kitchen/sitting room. Two double glazed sash windows, two wall-mounted radiators, TV aerial connection point, ceiling-mounted pendant light point, space for table and chairs, further cluster of four downlights.

There is a newly fitted kitchen with roll edge work



surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, splash back waterproof feature, further splash back to hob area, single bowl/drain stainless steel sink unit with mixer tap, built-in refrigerator, built-in Candy washing machine, built-in single oven with Beko microwave, built-in AEG four ring ceramic hob with cooker hood with fan and light over

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m) From the entrance hall, door offers access to the bathroom. Panel enclosed bath with Mira Sport shower controls and attachments, shower screen, partially tiled walls in a matching design, wall-mounted mirror, pelmet with three downlights, pedestal wash hand basin, low-level WC, tiled sill, wall-mounted radiator, wall-mounted shaver point, ceiling-mounted extractor fan and light point



BEDROOM ONE

14' 6" x 11' 7" (4.42m x 3.53m) From the entrance hall, door offers access to bedroom one. Front aspect double glazed window, wall-mounted radiator, ceiling-mounted pendant light point

BEDROOM TWO

11' 3" x 9' 4" (3.43m x 2.84m) From the entrance hall, door offers access to bedroom two. Two rear aspect double glazed sash windows, ceiling-mounted pendant light point



BOILER CUPBOARD

From the entrance hall, door offers access to the boiler cupboard. Wall-mounted Glo-worm combi gas boiler with slatted shelving for the storage of linen

OUTSIDE SPACE

To the front elevation, there is an allocated parking space, communal bin store, communal garden to the rear of the property

LEASEHOLD IS 199 YEARS WITH 184 YEARS REMAINING

ANNUAL SERVICE CHARGES EQUATE TO AROUND £1,800 PER ANNUM

VIEWINGS ARE HIGHLY RECOMMENDED

VENDOR OFFERS NO UPPER CHAIN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		