



4 Old Road,  
Liskeard,  
PL14 6DH  
£175,000



**Trowbridge's**  
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are please to offer this three bedroom end terraced Edwardian house located on the edge of Liskeard town centre and offering double-glazed entrance porch, entrance hall, sitting room with bay windows, dining room, kitchen/utility room, conservatory, ground-floor cloakroom, first-floor landing, two double bedrooms, one single bedroom, family bathroom, double-glazed windows and doors, gas fired central heating, front garden, rear garden with patio and further vegetable garden, shed and greenhouse, views over countryside and beyond

#### ENTRANCE PORCH

The property can be approached via a pathway and gateway offering access to the front garden in turn a double-glazed door offers access to the entrance porch. Double-glazed windows with sills, wall-mounted radiator, wall-mounted light point



#### ENTRANCE HALL

15' 2" x 5' 9" (4.62m x 1.75m) From the entrance porch, glazed panel door offers access to the entrance hall. Cloaks hanging space, wall-mounted consumer unit, wall-mounted radiator, telephone point, ceiling-mounted light point, door offers access to under stair storage cupboard with side aspect double-glazed window, wall-mounted Baxi combi boiler, wall-mounted light point, stair case with





spindle turn balustrade offers access to the first-floor landing

#### SITTING ROOM

13' 4" x 12' 5" (4.06m x 3.78m) From the entrance hall, door offers access to the sitting room. Front aspect double-glazed bay window with pine sill, wall-mounted radiator, fireplace with matching tiled hearth and sill, shelf storage space to both sides of chimney breast, TV aerial connection lead, ceiling-mounted light point, picture rails

#### DINING ROOM

12' 4" x 9' 9" (3.76m x 2.97m) From the entrance hall, door offers access to the dining room. Rear aspect double-glazed window overlooking the conservatory with wall-mounted radiator under, fireplace with matching tiled hearth and sill, display units with glass panel doors and roll edge work surface with cupboard space under to both sides of chimney breast, ceiling-mounted pendant light point

#### KITCHEN/UTILITY ROOM

11' 7" x 7' 2" (3.53m x 2.18m) From the dining room, door offers access to the kitchen/utility room. Two side aspect double-glazed windows, wood laminate floor, roll edge work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, single bowl/drain stainless steel sink unit, built-in Belling oven with four ring gas hob, wall-mounted cooker point, cooker hood with fan and light over, space and plumbing for washing machine, ceiling-mounted strip light, partially tiled walls in a matching design

#### CONSERVATORY

10' 3" x 8' 7" (3.12m x 2.62m) From the kitchen/utility room, glass panel door offers access to the conservatory. Side aspect double-glazed window with sill, double-glazed door offers access to the patio and rear garden, further sliding double-glazed door also offers access to the rear garden, wall-mounted radiator, ceiling-mounted strip light, cloaks hanging space, tiled floor, TV aerial connection point

#### GROUND-FLOOR CLOAKROOM

From the conservatory, door with rear aspect double-glazed windows offers access to the ground-floor cloakroom. Low-level WC, wall-mounted light point

#### FIRST-FLOOR LANDING

From the entrance hall, stair case with spindle turn balustrade banister rail, offers access to the first-floor landing. Side aspect obscure glazed, double-glazed window, door offers cupboard space with shelf storage

#### FAMILY BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m) From the first-floor







landing, door offers access to the family bathroom. Rear aspect obscure glazed, double-glazed window, panel enclosed bath with wall-mounted Mira sport shower controls and attachment over, low-level WC, wash hand basin, , wall-mounted Dimplex electric heater, ceiling-mounted light point, wall-mounted heated towel rail

#### BEDROOM ONE

12' x 12' (3.66m x 3.66m) From the first-floor landing, door offers access to bedroom one. Rear aspect double-glazed window overlooking rear garden and open countryside beyond, wall-mounted radiator, ceiling-mounted pendant light point, picture rail



#### BEDROOM TWO

10' 7" x 9' (3.23m x 2.74m) From the first-floor landing, door offers access to bedroom two. Front aspect double-glazed window, wall-mounted radiator, picture rail, ceiling-mounted light point

#### BEDROOM THREE

9' 3" x 7' 3" (2.82m x 2.21m) From the first-floor landing, door offers access to bedroom three. Front aspect double-glazed window, wall-mounted radiator, ceiling-mounted pendant light point



#### FRONT GARDEN

To the front elevation, there is a gateway offering access to the front garden, with small covered veranda, slate tiled roof, pathway and pea shingle garden/borders with small shrubs/border plants, low-level wall

#### REAR GARDEN

To the side elevation, there is a pathway that offers access to the rear garden via a gateway, right of way to the next-door neighbour, paved pathway and decked patio area with banister, further paved patio and shed offering storage space, pathway to the middle of with two shaped lawns, timber panel fences to boundaries, vegetable garden with trellis fence, low-level wall, greenhouse and timber panel fence to boundary



There are solar panels to the roof which attracts an income of around £1000 per annum

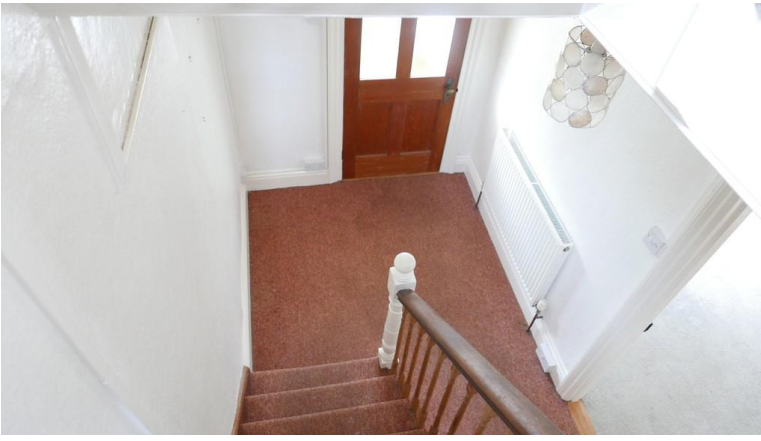
The property offers on-road parking only

**THE PROPERTY IS OF NON-TRADITIONAL CONSTRUCTION WHICH IS UN-MORTGAGEABLE AND THEREFORE ONLY AVAILABL**

**VIEWINGS ARE HIGHLY RECOMMENDED WITH NO UPPER CHAIN**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		