



4 Lockington House,  
Liskeard,  
PL14 4GB  
**£59,950**



**Trowbridge's**  
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this studio apartment located in Lockington House and within walking distance of the bus services, shops and local amenities. The property offers a bedroom/living room and kitchen with built-in appliances, shower room, a front door, and wood laminate throughout. The property also offers on-road parking and benefits from double-glazing

#### ENTRANCE HALL

13' 7" x 10' 0" (4.14m x 3.05m) Entering the property, a door offers access to the lower entrance hall and access to stairs which lead to the lounge/bedroom area.

#### LOUNGE/BEDROOM

13' 7" x 10' (4.14m x 3.05m) The lounge/bedroom offers a spacious area with a double-glazed window, access to the consumer unit and the electric meter, an Openreach telephone point, a ceiling mounted light point and wood laminate flooring throughout

#### KITCHEN

6' 6" x 4' 7" (1.98m x 1.4m) From the lounge/bedroom, a door offers access to the kitchen which has a double-glazed window, low-level and eye-level units, roll edged work surfaces, stainless steel sink and drainer with a mixer tap. The kitchen also provides space for a fridge, and includes some



built in appliances: oven, electric hob and cooker hood. There is also a ceiling mounted light point.

#### SHOWER ROOM

6' 4" x 4' 7" (1.93m x 1.4m) From the lounge/bedroom, a door gives access to the shower room. This room is fitted with a wood laminate floor and offers a low level WC, pedestal wash hand basin with splash back, shower cubical, shower controls, a shower door and waterproof walls. The shower room also has a vent and a ceiling mounted light point

VIEWINGS ARE HIGHLY RECOMMENDED



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		