



93 Catchfrench Crescent,
Liskeard,
PL14 3WP
£105,000



Trowbridge's
ESTATE & LETTINGS





Trowbridge's Estate and Lettings are pleased to offer this good sized, one bedroom apartment, located on the lower ground floor.

ENTRANCE HALL

The property can be entered via a communal hall, and the front door gives access to the lounge/dining room, kitchen (with built in appliances) and bathroom. The property has gas fired central heating via radiators, and also benefits from a double bedroom. There are two cupboards to the entrance hall, offering storage space and there is a parking space to the front of the property as well as communal gardens surrounding.

The property can be approached via a timber-paneled door, offering access to the entrance hall. There is a telephone connection point, intercom system, wall-mounted radiator, and a cupboard offering shelf storage space. There is also a further cupboard which gives access to the boiler cupboard with a Gloworm combi-boiler and slatted shelving.

LOUNGE/DINING ROOM

24' 9" x 10' 6" (7.54m x 3.2m) From the entrance hall, door offers access to the lounge/dining room with two wall-mounted radiators, space for a dining table and chairs, TV ariel and telephone connection point and 2 wall-mounted pendant light points. Double opening, French-style doors offers access to

the communal garden area with countryside views beyond

KITCHEN

10' 9" x 8' 2" (3.28m x 2.49m) From the lounge/dining room, door offers access to the kitchen with roll edge work surfaces, matching low-level and eye-level cupboards storage space, stainless steel sink unit and mixer tap, built in Hoover washing machine with plumbing, further Candy 4 ring gas hob, cooker hood and fan over, built-in oven and grill, space for fridge freezer and ceiling-mounted cluster of 4 downlights.

BEDROOM

11' x 8' 9" (3.35m x 2.67m) From the entrance hall, door offers access to the bedroom with wall-mounted radiator, ceiling-mounted pendant light point, double-glazed/double-opening patio doors and full-length double-glazed windows, overlooking the communal garden and country side beyond.

BATHROOM

6' 6" x 5' 2" (1.98m x 1.57m) From the entrance hall, door offers access to the bathroom, with panel enclosed bath with mixer tap, Mira Sport shower controls and shower attachment, pedestal hand basin with mixer tap, low level WC, wall mounted mirror, wall-mounted shaver point, wall-mounted radiator, ceiling-mounted extractor fan and ceiling-mounted light point.

PARKING

To the front elevation, there is an allocated parking space and bin store

Viewings are highly recommended, great opportunity for an investment buyer (with tenant in residence) or for a first-time buyer.

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