



27 Castle Street,
Liskeard,
PL14 3AU
£119,950



Trowbridge's
ESTATE & LETTINGS





LOBBY HALL

The property can be approached via an obscure glazed double glazed door with leaded light strip over window offering access to the entrance lobby hall. Wall-mounted consumer unit, electric meter, ceiling mounted light point, tiled floor

SITTING ROOM

12' 6" x 11' 9" (3.81m x 3.58m) From the entrance lobby hall, timber panelled door with obscure glazed window offers access to the sitting room. Front aspect double glazed window, gas meter, TV aerial connection point, fire surround with natural flame electric fire and matching hearth/baking plate, shelf storage space, two ceiling mounted pendant light points



DINING ROOM

11' 4" x 9' 2" (3.45m x 2.79m) From the sitting room, obscure glazed panelled door offers access to the dining room. Door offers access to storage space, wall mounted radiator with thermostat control, rear aspect double glazed window, ceiling mounted pendant light point, staircase offering access to the first-floor landing

KITCHEN

14' 1" x 6' 1" (4.29m x 1.85m) From the dining room there is access to the kitchen, side aspect double



glazed window, tiled floor, roll edged work surfaces incorporating matching low-level and eye-level units offering cupboard and drawer space, two small display cabinets complimenting kitchen units, space and plumbing for washing machine, wall mounted combi boiler, free-standing freezer and fridge, partially tiled walls in a matching design, stainless steel sink/drainage with mixer tap, cluster of four downlights, double glazed door offers access to an enclosed rear garden

FIRST FLOOR LANDING

Access to loft space, two ceiling mounted pendant light points



BEDROOM ONE

13' x 12' 6" (3.96m x 3.81m) From the first-floor landing, door offers access to bedroom one. Front aspect double glazed window with window seat, wall mounted radiator with thermostat control, shelf storage space, freestanding wardrobe offering cupboard and drawer space, ceiling mounted pendant light point

BEDROOM TWO

9' 3" x 8' 2" (2.82m x 2.49m) From the first floor landing, door offers access to bedroom two. Rear aspect double glazed window low-level roll edged sill, shelf storage space, wall mounted radiator with thermostat control, ceiling mounted pendant light point

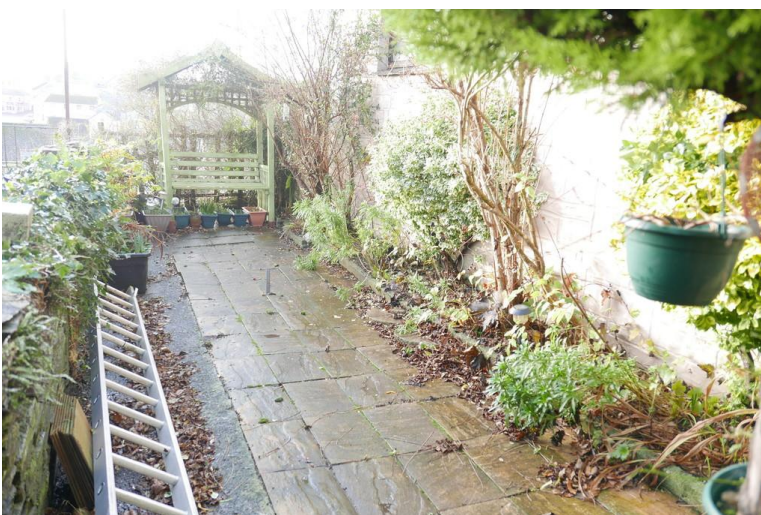


FAMILY SHOWER ROOM

13' 3" x 5' 7" (4.04m x 1.7m) From the first floor landing, door offers access to the family shower room. Side aspect obscure glazed double glazed window with roll edged sill, tiled floor, matching suite comprising of low-level WC, wash hand basin with mixer tap, shower cubicle with shower door, plinth, controls and attachments, tiled walls in a matching design, ceiling mounted light point, ceiling skylight, wall mounted radiator

REAR GARDEN

Small step-way from the rear door leads to a pathway abutting the property, with a patio style garden with flower/shrub border, seating area, Cornish stone wall to boundary, evergreen and raised flower and shrub border



VIEWINGS ARE HIGHLY RECOMMENDED



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