KIVELLS

1 Catchfrench Crescent

Liskeard, Cornwall





1 Catchfrench Crescent

Liskeard, Cornwall, PL14 3WP

Guide Price: £225,000

Beautifully presented two bedroom end of terrace property

Well proportioned living accommodation throughout

Positioned on a large corner plot with a well maintained tiered garden

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Convenient single garage and driveway



Description

This beautifully presented two bedroom end of terrace house offers modern, well proportioned accommodation and has been lovingly maintained by the current owners.

Providing a welcoming home with a practical layout, 1 Catchfrench Crescent combines contemporary presentation with comfortable living space and will appeal to a range of buyers, including those looking for their first home, a manageable property or a well maintained house with two good sized bedrooms.

The accommodation has been thoughtfully presented throughout, creating an inviting setting that is ready for the next owners to make their own. The living accommodation offers a comfortable place to relax and spend time together, with a layout suited to everyday life.

The modern character of the property continues throughout, while the care taken by the current owners is evident in its presentation.

The end of terrace position adds to the appeal of this attractive home, situated on a large plot with a single garage and driveway within close proximity to the property.

A viewing is highly recommended to fully appreciate the accommodation available.



Accommodation

Entrance via a composite door with obscure glazed panelling inset opening into:-

Hallway
Doors off to ground floor rooms, built in storage cupboard.

Kitchen
uPVC double glazed window to the front elevation, a range of fitted wall and base units with roll top work surface over incorporating a one and a half bowl composite sink and drainer with mixer tap over, integrated four ring gas hob with extractor fan over, integrated electric oven, undercounter space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashback.

Cloakroom
Obscure uPVC double glazed window to the front elevation, low-level W.C, pedestal wash hand basin with individual taps over and tiled splashback, radiator.

Living/Dining Room
uPVC double doors with double glazed panelling insets opening onto the raised decked area, stairs rising to the first floor, television point, radiators.





Accommodation

First Floor
Doors off to all rooms.

Bedroom
uPVC double glazed window to the front elevation, access to attic via loft hatch, radiator.

Bathroom
Obscure uPVC double glazed window to the side elevation, low-level W.C, wash hand basin with individual taps over and vanity storage below with tiled splash back, bath with panel surround and individual taps with tiled splashback, radiator.

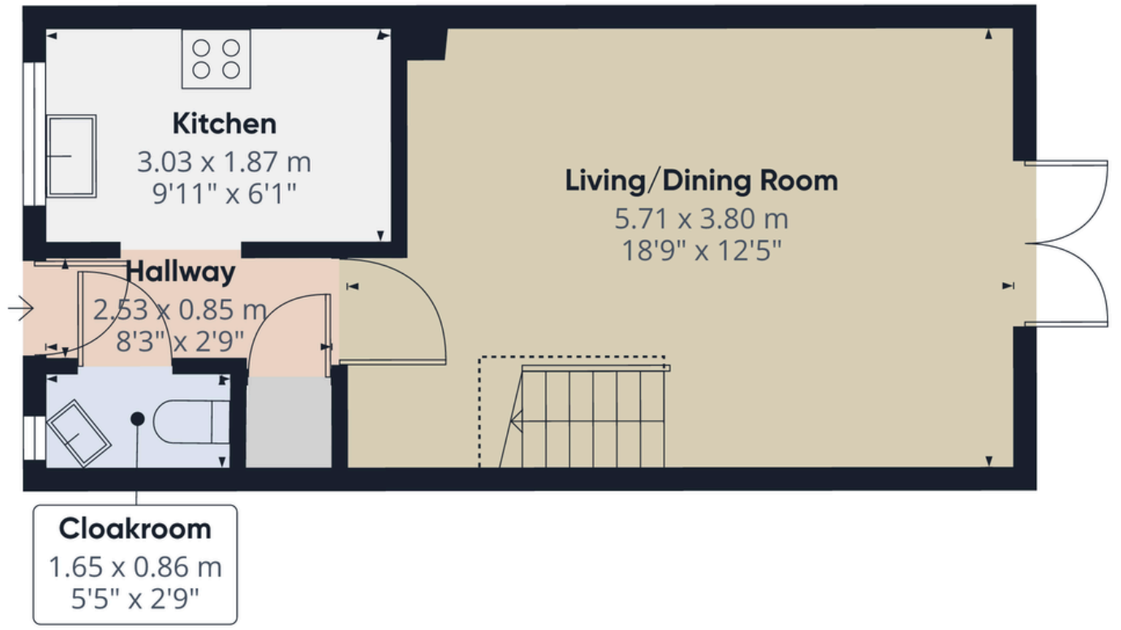


Bedroom
uPVC double glazed window to the rear elevation, built-in airing cupboard, radiator, door leading into:-

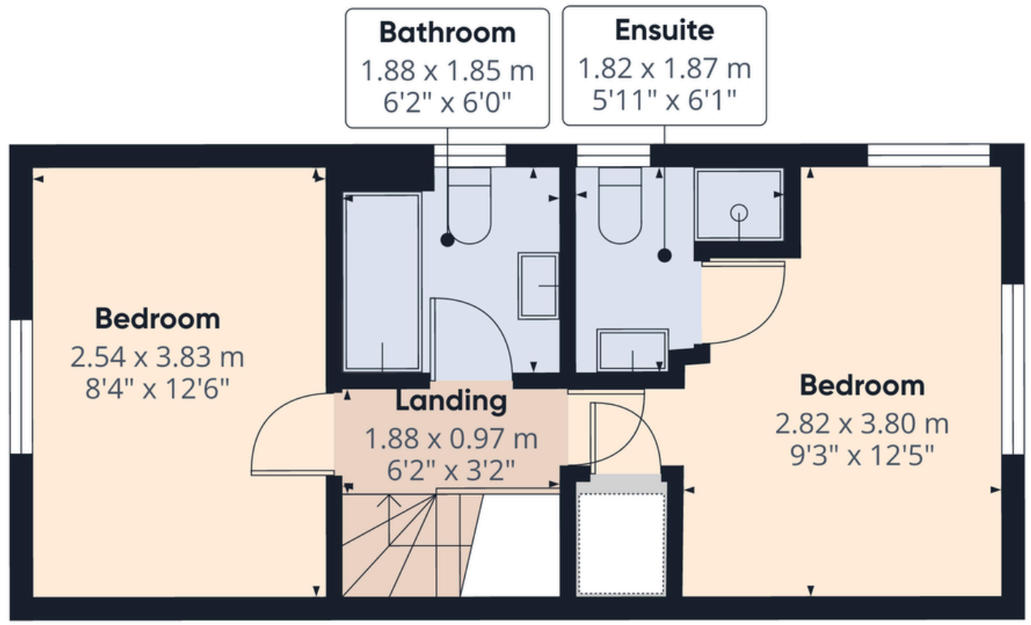
Ensuite Shower Room
Obscure uPVC double glazed window to the side elevation, low-level W.C, wash hand basin with individual taps over and vanity storage below with tiled splashback, shower cubicle with mixer shower and floor to ceiling tiling with glazed foldable screen door, radiator.



Floor Plan



Floor 0 Building 1





Floor 1 Building 1

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Approximate total area(1)

59.4 m²

640 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Outside

1 Catchfrench Crescent is approached via the front elevation and is bordered by an established hedge row which provides fantastic privacy.

The property occupies a generous corner plot and benefits from a good-sized, tiered garden offering a variety of outdoor spaces to enjoy.

The garden is thoughtfully arranged over several levels, featuring a lawned area, a gravelled section and steps leading down to a further lawned garden.

A particular highlight is the raised decked balcony, accessed directly from the living room, providing a lovely spot for outdoor dining and relaxation. Beneath the decking is a generous storage area, offering an excellent, practical space for garden equipment and outdoor essentials.

Within close proximity to the property is a driveway providing parking for one vehicle and leads to a single garage offering further secure parking and benefits from storage in the eaves.

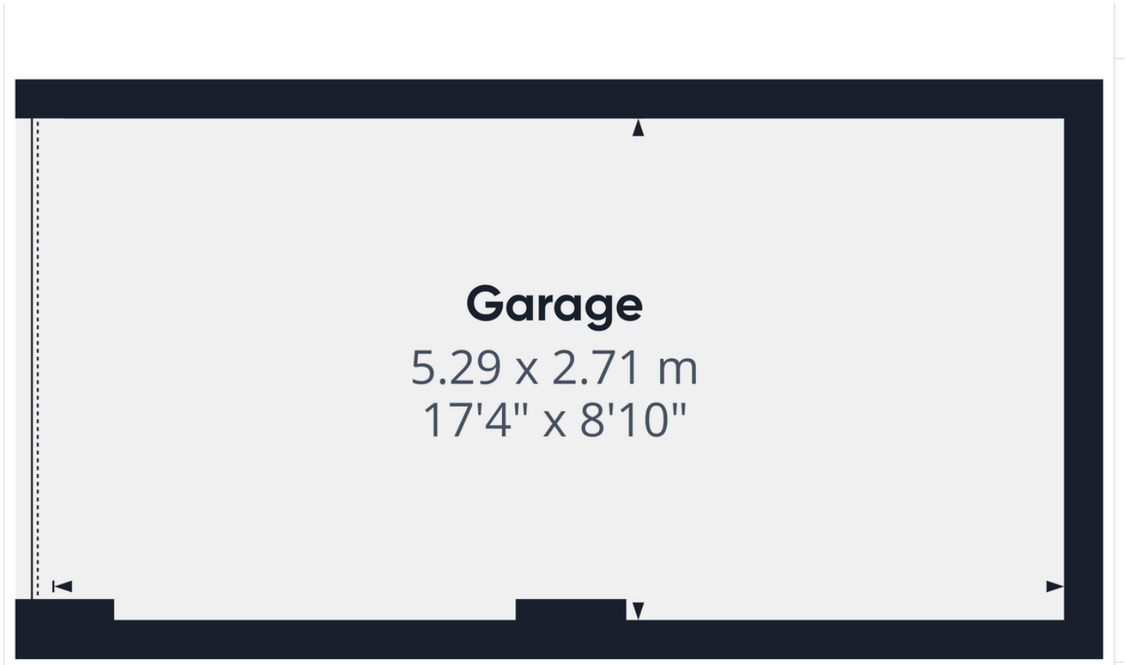






Additional Information

Useful Property Information



SERVICES:

Mains water, electricity, gas and drainage.

VIEWINGS:

Strictly by appointment only. Please call 01579 345543
or email liskeard@kivells.com to book your viewing.

Virtual Tour - https://tour.giraffe360.com/b8499e4e9845469ab582c7e58206c05e

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DIRECTIONS:

What3words: trouble.scored.spouting

EE RATING: C

COUNCIL TAX BAND: B

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