



Eastern Avenue, Liskeard

In Excess of £190,000

PARKES & PEARN

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THE PROPERTY

This well-presented three-bedroom mid-terrace home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families or investors alike.

The ground floor features a generous open-plan living and dining area, creating a bright and sociable space for both everyday living and entertaining. The room benefits from attractive wood-effect flooring, neutral décor and an open staircase leading to the first floor. An archway provides access to the modern fitted kitchen, which is equipped with a range of contemporary wall and base units, complementary work surfaces and ample space for appliances. French doors and a large window allow plenty of natural light to flood the kitchen while providing direct access to the rear garden.

To the first floor are three well-proportioned bedrooms together with the family bathroom, offering comfortable accommodation for a range of purchasers.

The property benefits from gas central heating, double glazing and is offered in move-in ready condition throughout.

THE OUTSIDE

To the rear, the property enjoys an enclosed garden that has been designed for ease of maintenance, incorporating a paved seating area ideal for outdoor dining and entertaining. The enclosed nature of the garden provides a safe and private environment for families and pets.

The property also benefits from allocated parking, providing convenient off-road parking for residents.

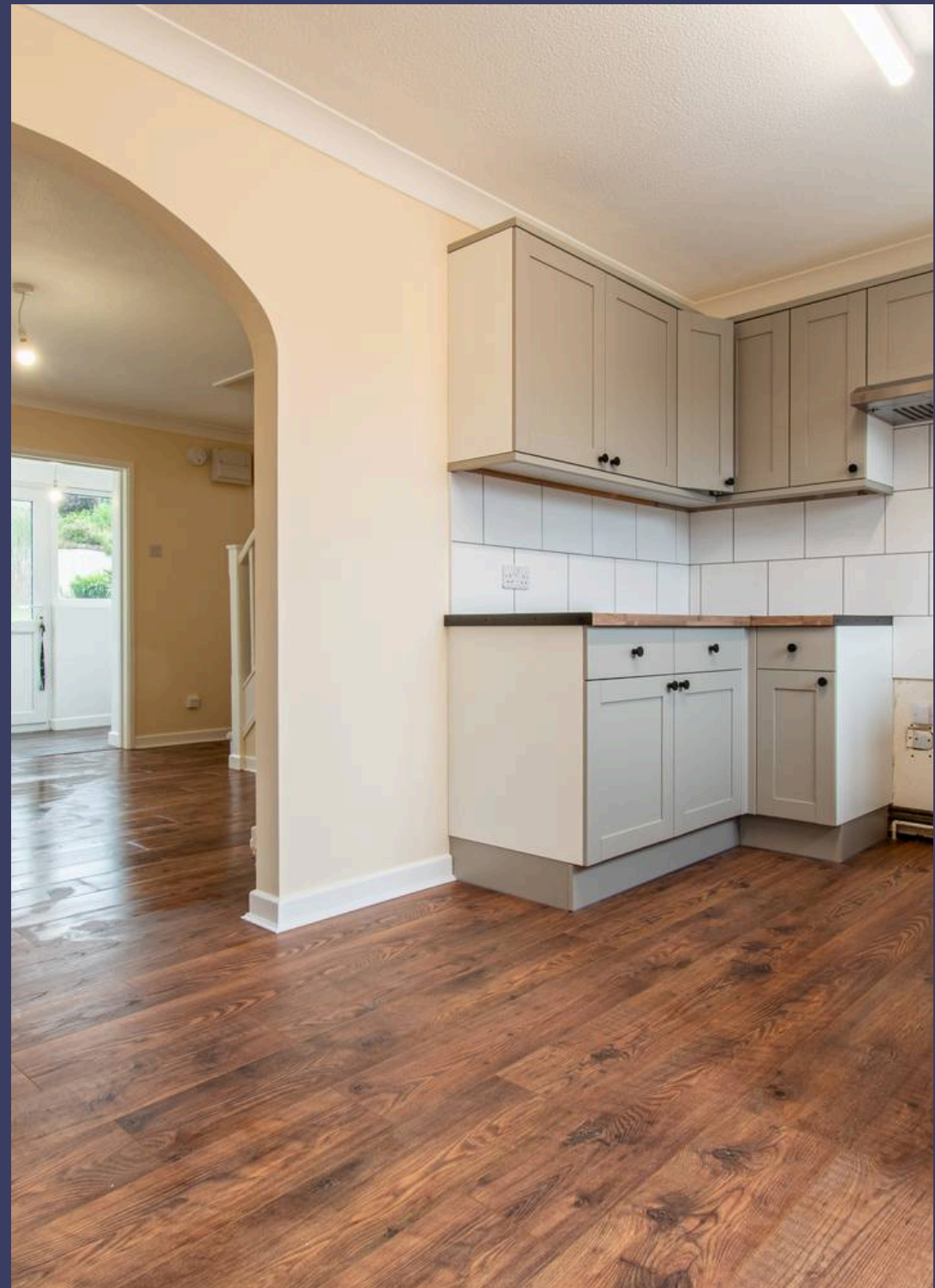
THE LOCATION

Set within walking distance to amenities, schools, bus routes, and Liskeard town centre, Eastern Avenue is within a large and popular residential area of Liskeard. A thriving market town, Liskeard is brilliantly placed and within relatively short distances from the sandy beaches south coast of Cornwall, and the rustic landscapes of Bodmin Moor. Providing everyday town facilities, Liskeard also benefits from having a retail park, supermarkets, leisure centre with a swimming pool, squash, and tennis courts, a community hospital, and both primary and secondary schools and accommodates a mainline railway station with branch lines to Plymouth and the nearby famous fishing port of Looe.

Council Tax band: B

Tenure: Freehold

EPG 5 - Efficiency Rating D





The A38 dual carriageway is within easy reach and provides direct access into Devon and westbound further into Cornwall.
FAQs

Services - Mains gas, water, electricity, and drainage

Seller's position – No chain

Garden aspect – South

Council tax band - B

Tenure – Freehold

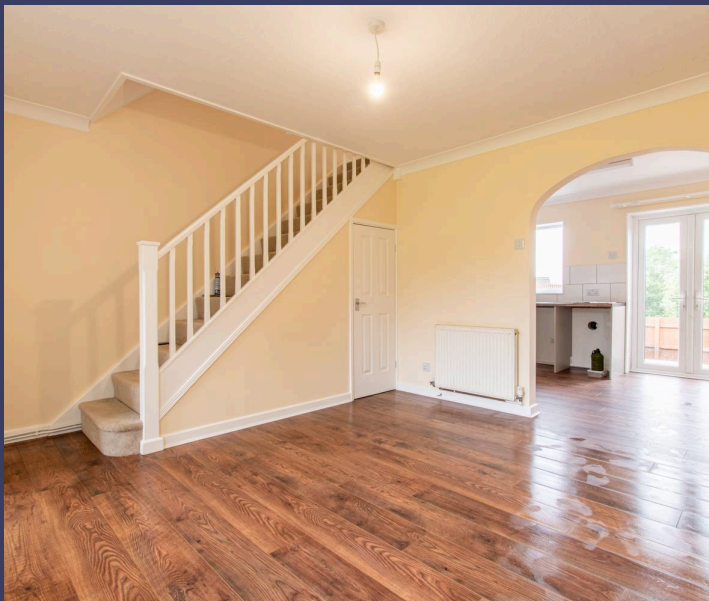
Agents Note: We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website.

Under Anti-Money Laundering Regulations, Parkes and Pearn is legally required to carry out checks on all sellers and buyers. This means we must confirm your identity and, where necessary, verify the source of the funds you are using to purchase the property. We use an approved third-party company to complete these checks on our behalf. A non-refundable fee of £80 (including VAT) is charged to cover the cost.

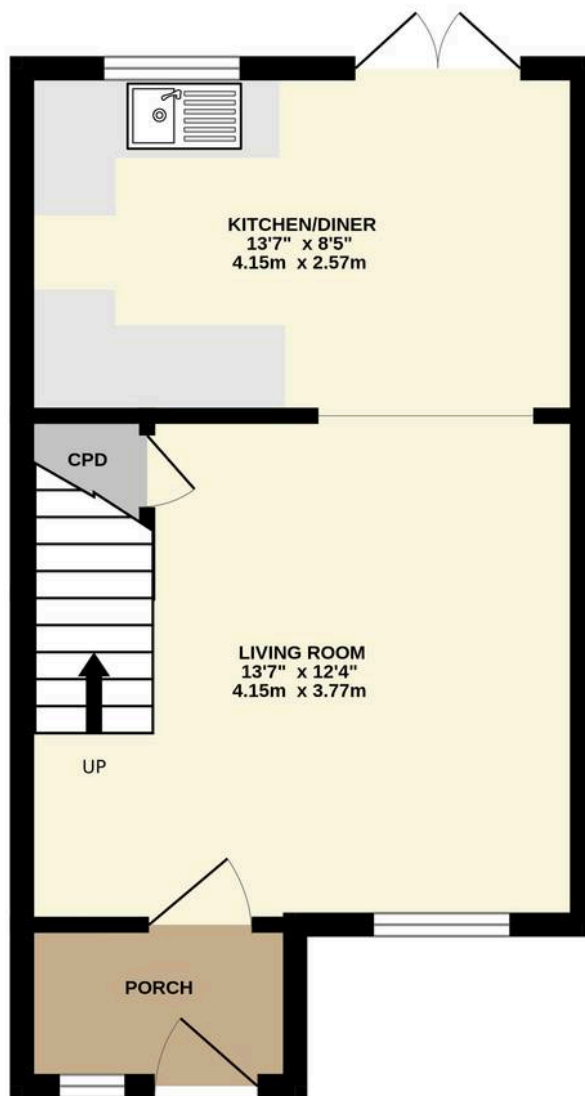
DIRECTIONS

What3words - [///tennis.firebird.builder](https://www.what3words.com/#!/en/tennis.firebird.builder)

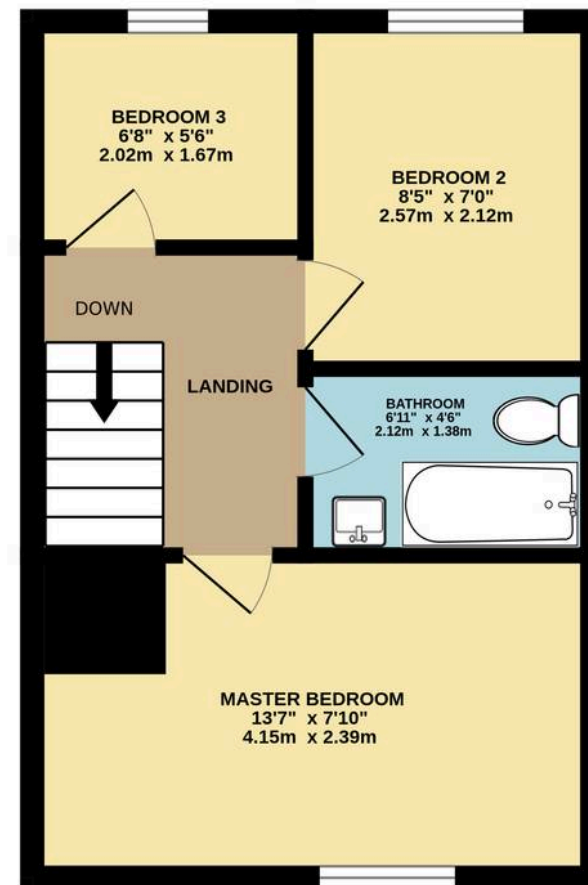
Postcode - PL14 3TD



GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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