

**Lot No.: 4A - LATE ENTRY**

**23 LISKEARD ROAD**  
**SALTASH, CORNWALL PL12 4HE**



- Freehold with vacant possession ●
- A three bedroomed semi detached house located in a well established residential area ●
- In need of general refurbishment but readily upgraded to provide a small family dwelling for owner occupation or for letting purposes as a Buy to Let investment ●
- Enjoying the benefit of a relatively level site, a pleasant rear garden, gas fired central heating and double glazing ●

## Property Details

### Location

Located on the southern side of Liskeard Road just to the west of its junction with Callington Road, well placed for out of town shopping facilities including those at Carkeel and within easy reach of Saltash town centre about 1 mile distant.

### Description

A substantial bay fronted semi detached house situated in a popular residential suburb of Saltash with a pleasant south facing rear garden but now in need of some modernisation.

**EPC Rating** Applied for and to be confirmed

### Tenure

Freehold with vacant possession

## Accommodation

### Ground Floor

Vestibule Entrance, Entrance Hall, Sitting Room, Dining Room and Kitchen.

### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double), No.3 Bedroom (single) and Bathroom with bath, wash hand basin and W.C.

### Outside

Natural stone paved forecourt and enclosed rear garden

### Outbuildings

2 garden stores

**Guide Price £120,000 - £130,000**

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

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