

# 10 Queen Elizabeth

Launceston | Cornwall

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## Price Guide £149,950







A spacious 3 bedroom end of terrace house with 2 reception rooms set on a corner plot with gardens at the front, side and rear. Scope to further improve and create a great family home. The property can be found on the outskirts of the town and enjoys some nice views of Launceston Castle. NO CHAIN.

You step into a rear aspect garden room with views towards the town and iconic Norman Castle. Sliding doors open into the semi open plan reception space. The dining area is a good size with a door into the kitchen. The rear aspect kitchen has a range of eye and base level units plus a double oven. A further door leads you into the hallway with stairs to the first floor and understairs storage cupboard. Adjoining the dining room is a sitting area with sliding patio doors out into a lean to offering scope to replace and extend over (STP). Also located on the ground floor is a recently updated ground floor wet room and a separate useful utility space.

On the first floor are 3 bedrooms and a wet room. Bedrooms 1 and 3 both enjoy elevated views towards the Castle. Bedroom 1 is a great size double room with space for freestanding furniture. Bedroom 2 is a rear aspect double room perfect as a guest room. The wet room has recently been installed but offers further scope to be improved. Leading off the landing is a door into an airing cupboard.

Gardens surround the property to the front, side and rear together with a patio area. The front garden enjoys pleasant views towards the town and Castle. The garden is fully enclosed to all sides and offers further potential to be landscaped taking advantage of the corner plot. From the garden gate steps take you up to a communal parking area which is available on a first come first served basis.







**Situation**

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsular and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Foodhall and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

**Directions**

The postcode to the property is PL15 8EZ. From out of Launceston using St Thomas Hill towards Newport. Proceed through the traffic lights and take the 3rd exit at the mini roundabout signposted Holsworthy. Proceed over the next mini roundabout. follow this road and turn right into Prince Phillip Road. Go down the hill and turn left into Queen Elizabeth Road. Follow this road and park in the communal car park on your right. Steps will take you down to the property which will be seen on you right hand side.

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**Entrance Lean To**
11'9" x 7'3" (3.59m x 2.22m )

**Utillty Room**
5'6" x 5'4" (1.68m x 1.63m)

**Wet Room**
5'5" x 5'1" (1.67m x 1.55m )

**Sitting Room**
12'6" x 11'5" (3.83m x 3.50m )

**Kitchen**
9'8" x 9'6" (2.97m x 2.91m )

**Dining Room**
11'5" x 8'7" (3.50m x 2.64m )

**Garden Room**
11'6" x 5'8" (3.51m x 1.74m )

**First Floor**

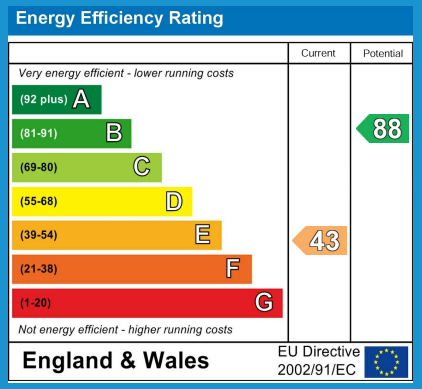
**Bedroom 1**
10'9" x 10'9" (3.29m x 3.28m )

**Bedroom 2**
11'6" x 10'5" (3.51m x 3.19m )

**Bedroom 3**
9'8" max x 9'6" max (2.95m max x 2.92m max)

**Wet Room**
6'3" x 5'5" (1.91m x 1.67m )

**Services**
Mains Electricity, Water and Drainage
Electric Storage Heaters.
Council Tax Band A




## Ground Floor




## First Floor










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IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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