



Penhole Drive
Launceston
Cornwall
PL15 9FH
Asking Price £185,000

- End Of Terrace Home
- Three Bedrooms
- Utility Room
- In Need Of Modernisation
- No Onward Chain
- Rear Decking & Garden



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 710.00 sq ft



Wooden glazed door to

Hallway:

Stairs to First Floor. Telephone point. Radiator. Door to

Lounge:

13'11" x 11'2" (4.25 x 3.41)

uPVC double glazed window to front. Radiator. Consumer unit. Door to

Kitchen/Breakfast Room:

10'1" x 10'0" (3.08 x 3.06)

uPVC double glazed window and wooden glazed door to rear garden. Range of base units under roll edge work surfaces, 11/4 bowl stainless steel sink unit. Gas 4 ring hob with oven under and extractor over. Wall mounted cupboards. Tiled splashbacks. Space for fridge/freezer. Radiator. Opening into

Utility Area:

5'3" x 4'1" (1.62 x 1.27)

uPVC double glazed window to rear. Logic gas combination boiler. Space and plumbing for washing machine. Radiator. Door to

WC:

Low level WC. Small pedestal wash hand basin. Radiator.

From the Hallway, stairs to

First Floor Landing:

Storage cupboard. Access to loft. Doors off

Bedroom Three:

7'6" x 6'5" (2.31 x 1.98)

uPVC double glazed window to rear. Radiator.

Bedroom Two:

10'9" x 7'9" (3.30 x 2.38)

uPVC double glazed window to rear. Radiator.

Bedroom One:

13'4" x 8'2" (4.07 x 2.49)

uPVC double glazed window to front. Radiator.

Family Bathroom:

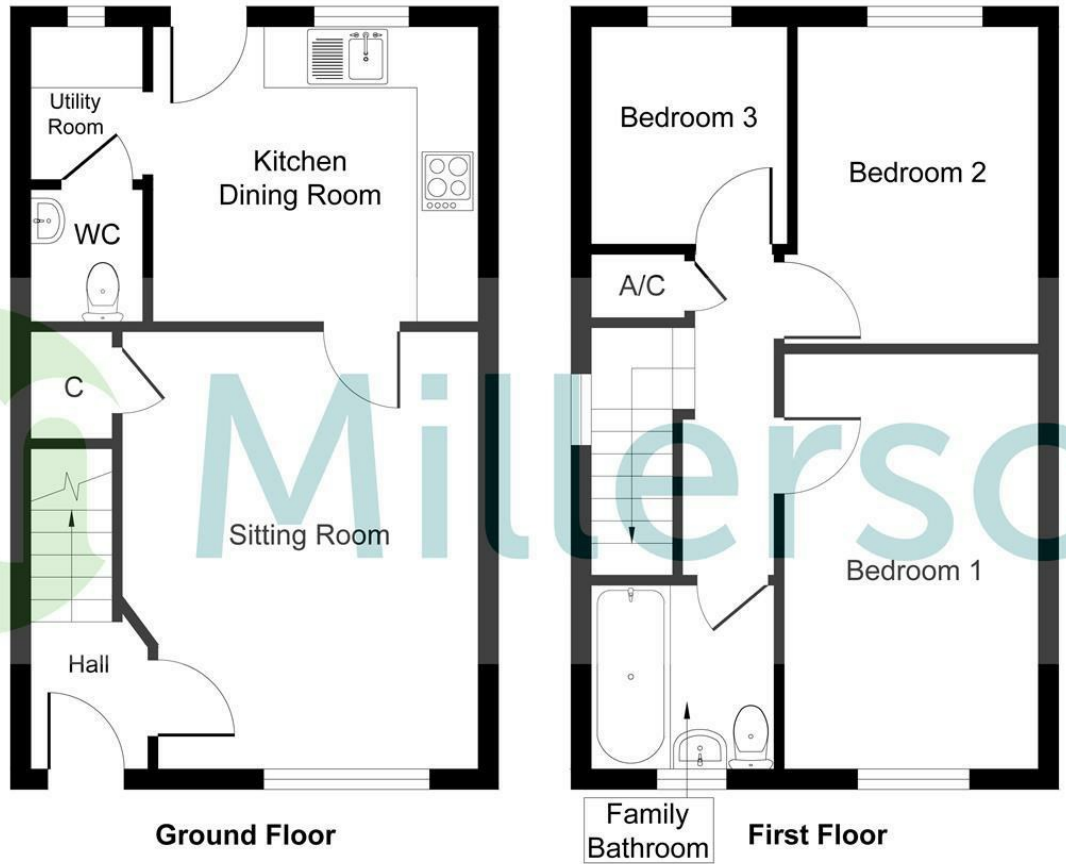
6'2" x 6'1" (1.89 x 1.87)

Obscure uPVC double glazed window to front. Panelled bath. Pedestal wash hand basin. Low level WC. Shaver point. Radiator.

Outside:

To the rear, the garden is predominately decked with fencing enclosing the garden, steps down to the side garden.





Ground Floor

Family Bathroom First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

