



Cross Keys Estates

Opening doors to your future



23 Fredington Grove
Plymouth, PL2 3EA
Guide Price £300,000 Freehold



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** Guide Price £300,000 to £330,000 **

Cross keys Estates invite you to come and view this large and impressive abode nestled in the charming Fredington Grove of Milehouse. This 1930s semi-detached house is a true gem waiting to be discovered. Boasting not just one, but two reception rooms, this property offers ample space for all your family's needs. With four bedrooms and two bathrooms, there's a room for everyone to have their own space. Step inside to find a beautifully maintained interior, featuring an open plan kitchen-dining room perfect for entertaining guests, and a separate sitting room with a charming bay window that floods the space with natural light. The property's prime location near two of Plymouth's top schools makes it ideal for families looking to provide their children with the best education. The option to easily convert a lower ground snug into a fifth bedroom adds even more flexibility to this already spacious home.

- Superb Larger Than Average Property
- Accommodation Over Three Floors
- Bathroom, Shower Room, Separate WC
- Sitting Room, Large Garage, Storage
- Possible Multi-Generational Living
- 1930's Semi Detached Family Home
- Four / Potentially Five Ample Bedrooms
- Open Plan Kitchen / Dining Room
- Double Glazed, Gas Central Heating
- Early Viewing Recommended, EPC = D64



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Milehouse

Milehouse is a late Victorian and 1930s suburb of Plymouth. Formerly it was famous for the site of Outland House, the large family home of Robert Falcon Scott, who led the tragic British expedition to the South Pole. The area borders Plymouth's huge Central Park and is adjacent to Home Park, the ground of Plymouth Argyle football club. It is a reputable area with good facilities and is convenient to the city centre, the nightlife zones, the parkland and the main road in and out of town. The area is held in high regard by young and old families alike, due to its proximity to amenities such as the Britannia (Wetherspoons pub), Home Park, Life Centre and is a perfect location for those that commute both into town, northbound to Derriford Hospital and the science and business parks via the A38 dual carriageway.

Storm Porch

Reception Hallway

13'5" x 6'2" (4.09m x 1.87m)

Sitting Room

11'5" x 11'11" (3.49m x 3.64m)

Kitchen/Diner

12'10" x 18'5" (3.92m x 5.61m)

Landing

Primary Bedroom

11'7" x 11'11" (3.54m x 3.64m)

Bedroom 2

12'8" x 11'0" (3.87m x 3.35m)

Bedroom 4

7'9" x 6'2" (2.36m x 1.87m)

Bathroom

Toilet

Lower Lobby

Lower Hallway

Bedroom 3

12'9" x 11'11" (3.89m x 3.64m)

Store Room

Shower Room

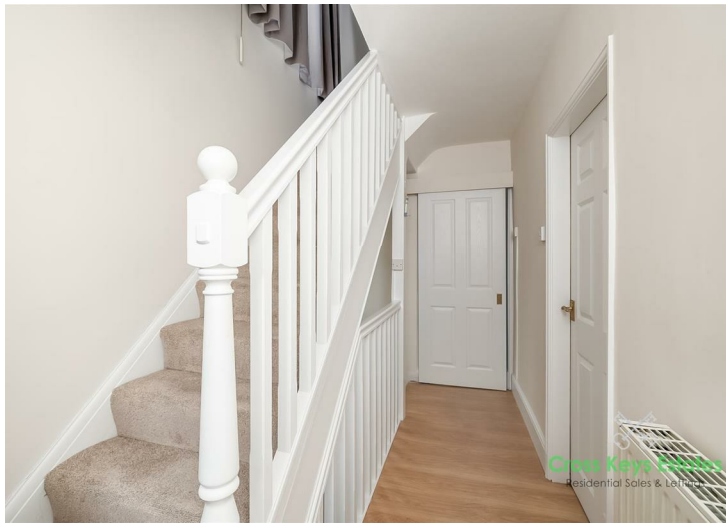
Gardens, Garage & Driveway

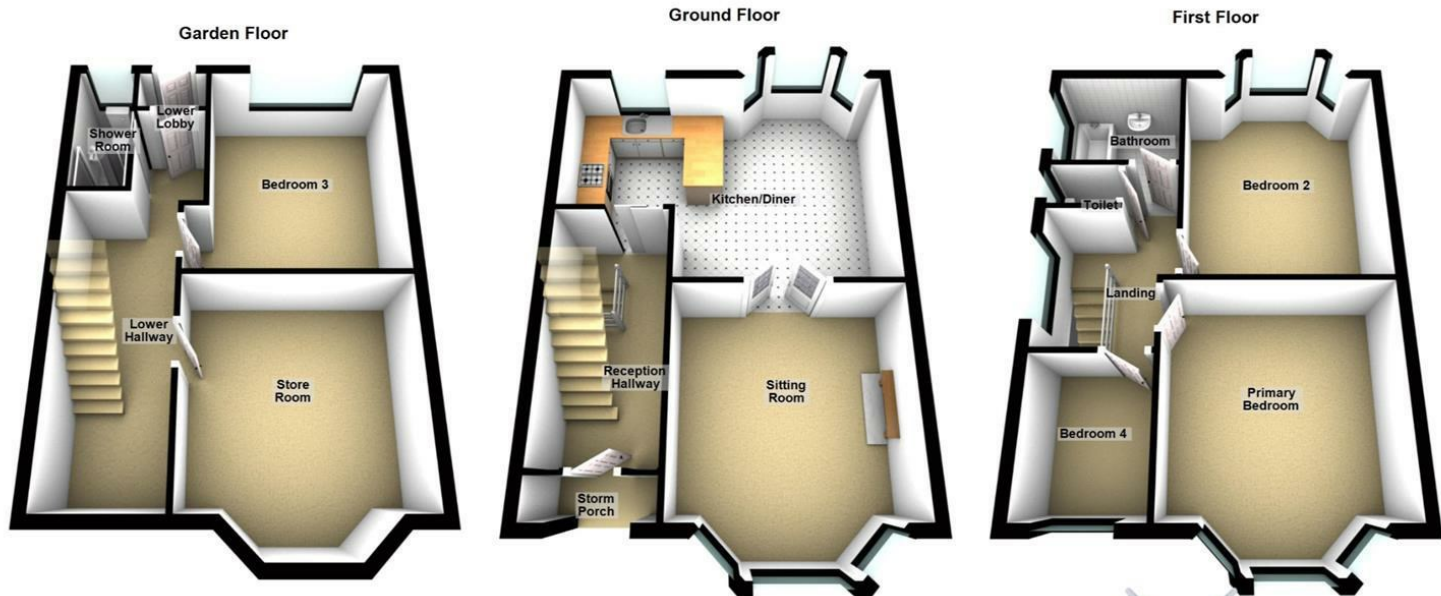
Cross Keys Lettings Department

Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

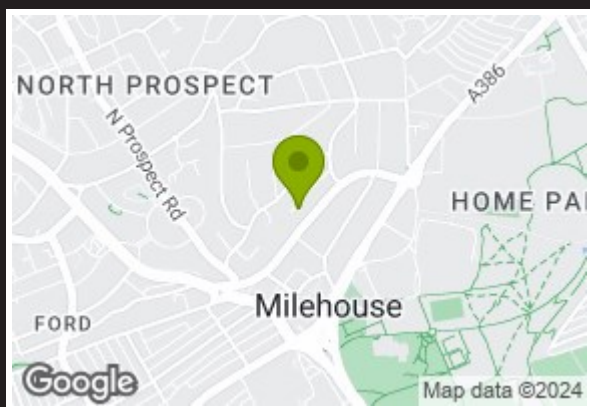
Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk





Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. 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.



Council Tax Band C



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