



**19 ASHWOOD PARK ROAD**  
PLYMPTON, PLYMOUTH, PL7 2WA

**£210,000**  
**FREEHOLD**

A well presented modern terraced property with the benefits of having a garage, driveway, central heating and double glazing and being offered with no onward chain. The house has accommodation comprising of kitchen, lounge/diner, conservatory, 2 bedrooms and a bathroom.



# 19 ASHWOOD PARK ROAD

- Modern Terraced House
- 2 Bedrooms, Bathroom
- Lounge/Diner, Kitchen, Conservatory
- Gardens, Garage and Driveway
- Gas CH, uPVC DG
- No Onward Chain



## Entrance:

Pvc door into:

## Hallway:

Archway to kitchen, door to Lounge/diner.

**Kitchen:** 2.4m x 2.4m (7'10" x 7'10")

Range of wall and base units with work surfaces over and inset stainless steel sink unit. Space for washing machine, slot in cooker and fridge/freezer. Wall mounted combination boiler for the hot water and central heating and window to the front.

**Lounge/Diner:** 5.12m x 3.6m (16'9" x 11'9")

Stairs to first floor, radiator and sliding patio door into:

**Conservatory:** 3.1m x 2.4m (10'2" x 7'10")

Windows to 3 sides and sliding patio door to the garden

## Landing:

Access to loft. Doors to:

**Bedroom 1:** 3.58m x 3.02m (11'8" x 9'10")

(Plus door recess). Radiator, built in double wardrobe and window to the rear.

**Bedroom 2:** 3.34m x 2.06m (10'11" x 6'9")

Radiator, 2 built in storage cupboards and window to the front.

## Bathroom:

White suite comprising panelled bath with shower over nad glazed screen, pedestal wash hand basin and low level wc, radiator and window to the front

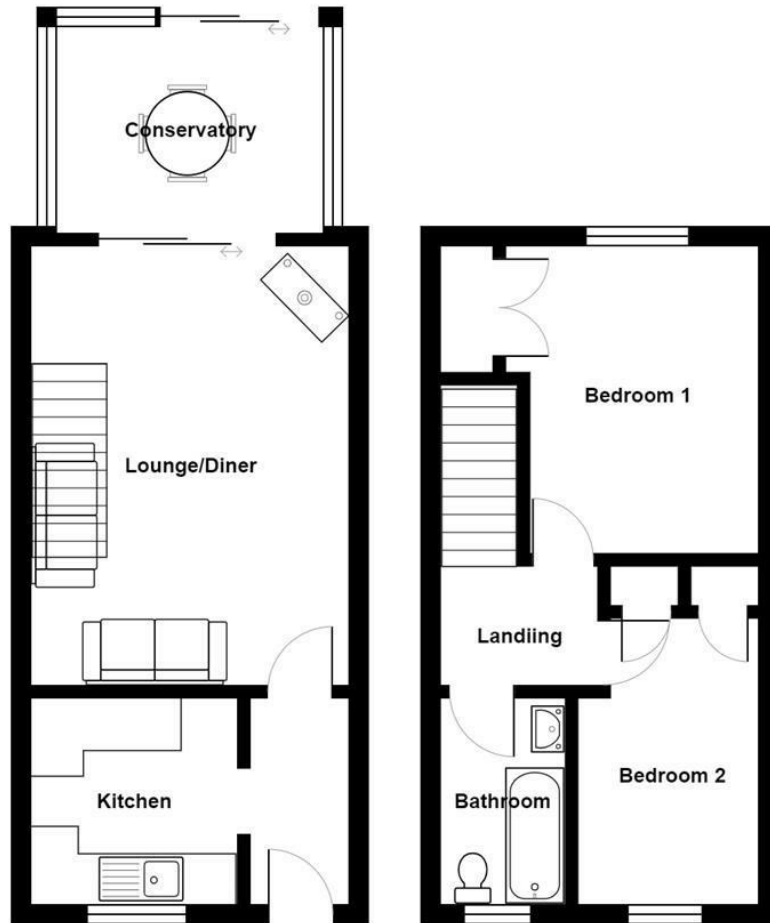
## Outside:

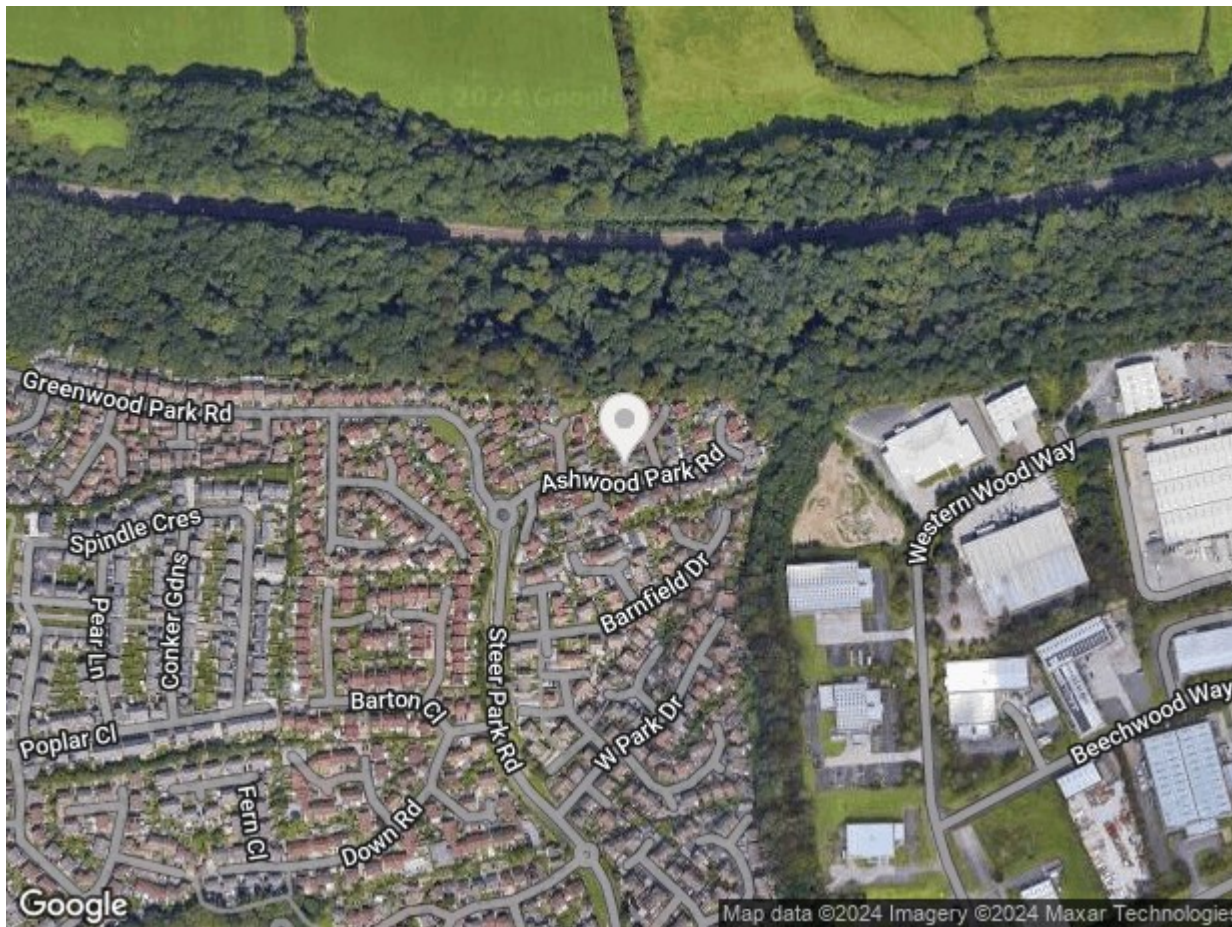
To the rear of the property is an enclosed garden being fenced with small patio area and grass.


## Garage:

Single garage with up and over door and driveway in front for approx 2 vehicles.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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