



16 MAIDENWELL ROAD
PLYMOUTH, PL7 1RB

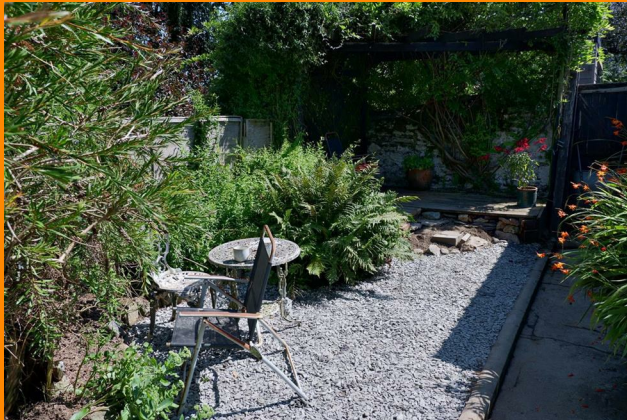
GUIDE - £210,000
FREEHOLD

Offered with no onward chain is this period mid terrace property that has the benefits of gas central heating, being partly double glazed and having an enclosed rear garden. The house has accommodation comprising of lounge, dining room, kitchen, utility, large bathroom and three bedrooms. Call us to arrange a viewing



16 MAIDENWELL ROAD

- Mid Terraced Family Home
- 3 Bedrooms and Large Bathroom
- Lounge and Dining Room
- Kitchen and Utility Room
- Gas Central Heating, Enclosed Rear Garden
- Offered with no onward Chain



Entrance:

Wooden door into:

Porch:

Wall mounted electric fuse box. Door through to:

Hallway:

Radiator, stairs to first floor with cupboards below.

Doors to:

Dining Room. 3.88m x 3.04m (12'8" x 9'11")

Radiator and French style double glazed doors to the rear and opening through to:

Lounge: 3.87m x 3.58m (12'8" x 11'8")

Radiator, double glazed window to the front elevation and fireplace with low cupboards to both sides.

Kitchen: 3.3m x 2.49m (10'9" x 8'2")

Wall mounted and base units with roll edge work surfaces over and tiled splashbacks. Stainless steel sink unit, gas hob with single oven below. Single glazed windows and door to the rear. Door to:

Utility Room: 3.58m x 1.93m (11'8" x 6'3")

Works surfaces to two walls, two single glazed windows and plumbing for washing machine. Wall mounted gas boiler that supplies the hot water and heating system.

Landing:

Door to:

Bathroom: 3.43m x 2.5m (11'3" x 8'2")

Cupboard housing hot water cylinder, panelled bath with glazed screen and shower over. Low level wc and pedestal wash hand basin. Radiator and window to the

rear.

Main landing:

Storage cupboard and doors off to:

Bedroom 1: 3.89m x 3.04m (12'9" x 9'11")

Radiator and double glazed window to the rear.

Bedroom 2: 3.59m x 2.69m (11'9" x 8'9")

Radiator and double glazed window to the front.

Bedroom 3: 2.52m x 2.12m (8'3" x 6'11")

Radiator and double glazed window to the front.

Outside:

To the rear of the property is a small courtyard area. Steps lead up to the main garden which has an abundance of plants and shrubs and trees, a good sized chipped seating area and a small decked area. There is also a block built storage shed. A gate gives access to a rear pedestrian walkway.

Material Information.

* Council Tax Band - B Annual Cost 2024/25 £1722.68

* Mains gas, electric, sewage and water, Gas Central Heating,

* Parking - No Parking with the property - On street only

* Broadband - Standard-Available, Superfast-Available, Ultrafast-Available

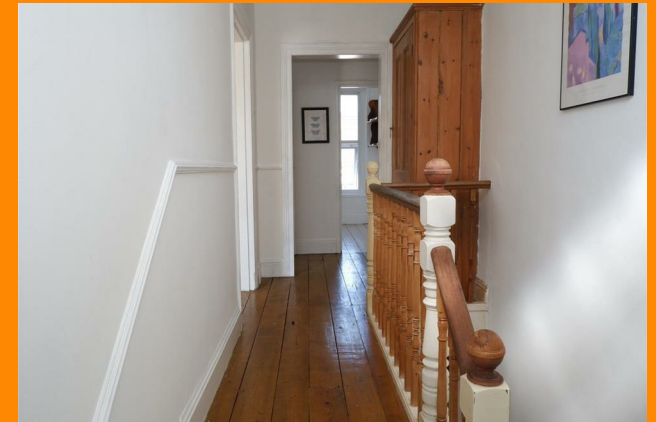
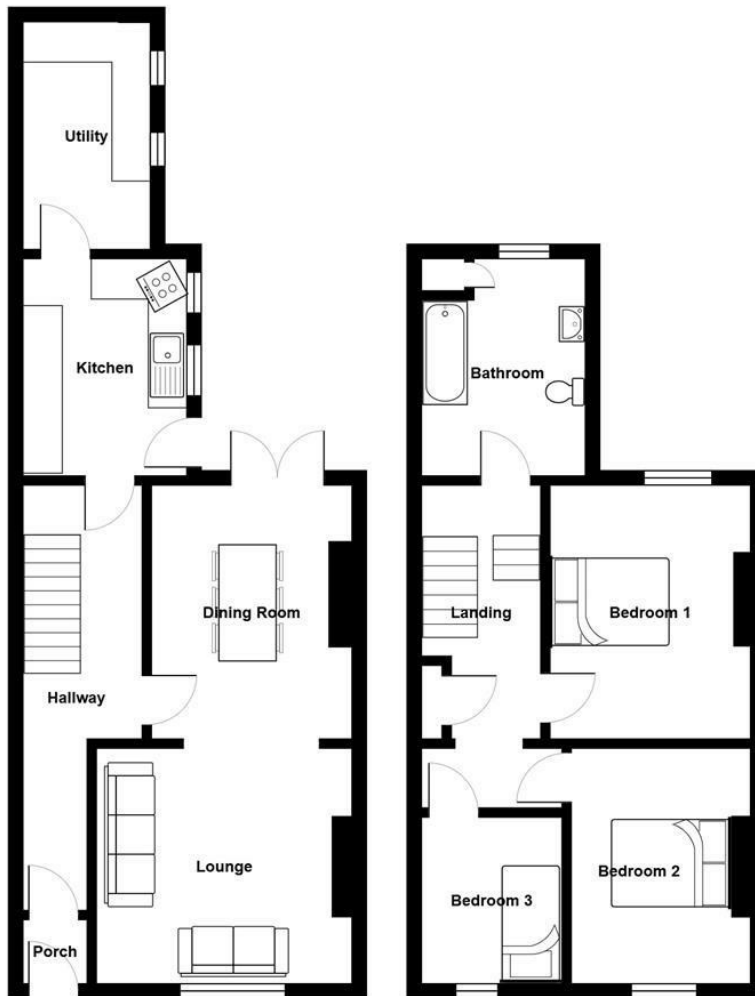
* Mobile (voice) EE-Limited, Three-Likely, O2-Likely, Vodafone-Limited

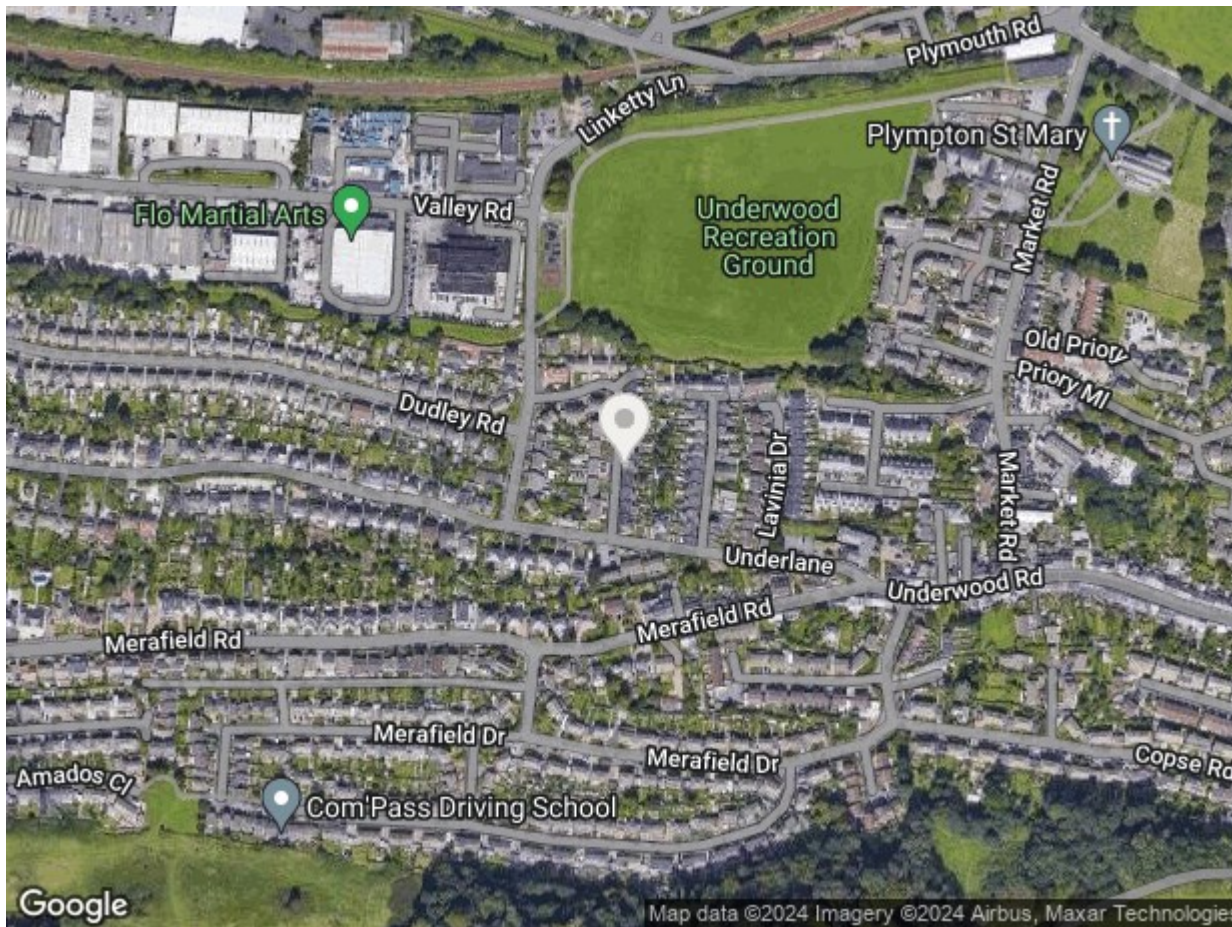
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* Flood Risk - Very Low

* Construction - Solid Wall

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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