



6 CELANDINE GARDENS

CHADDLEWOOD, PLYMOUTH, PL7 2WS

£210,000
FREEHOLD

Situated in a popular cul-de-sac in the Upper Chaddlewood area of Plympton is this well presented 2 bedroom terraced house. Accommodation comprises lounge/diner, modern kitchen, two bedrooms and a modern bathroom. To the rear is an enclosed rear garden and to the side in a nearby block is a driveway and a single garage.



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- Terrace House
- Two Bedrooms
- Modern Kitchen & Bathroom
- Gas Central Heating
- uPVC double glazing
- Driveway Parking
- Garage in a Block



Entrance:

via uPVC double glazed door into:

Hallway:

Opening into kitchen and door into lounge.

Kitchen: 2.40m x 2.30m (7'10" x 7'6")

uPVC double glazed window to the front. Wall and floor mounted matching units with square edge worktops and matching upstands. Stainless steel single drainer sink unit with mixer tap over and induction hob with oven beneath and extractor over. Spaces provided for washing machine and fridge/freezer and wall mounted boiler.

Lounge: 5.10m x 3.60m (16'8" x 11'9")

Double glazed sliding doors to the rear, radiator and stairs rising to first floor.

First Floor Landing:

Door to all upstairs rooms and door to storage cupboard.

Bedroom 1: 3.57m x 3.02m (11'8" x 9'10")

uPVC double glazed window to the front, radiator and door to fitted wardrobes.

Bedroom 2: 2.40m x 2.06m (7'10" x 6'9")

uPVC double glazed window to the front, radiator and door to storage cupboard.

Bathroom:

uPVC obscure double glazed window to the front. Suite comprising panelled bath with shower over, low

flush W.C and pedestal wash hand basin. Tiling to splash back areas and to shower area and radiator.

Outside:

To the front of the property is a path leading to the front door with lawned gardens either side. To the side and situated in a nearby block is a garage with a parking space in front. To the rear is an enclosed rear garden with a patio area and a few steps leading onto a garden laid to lawn.

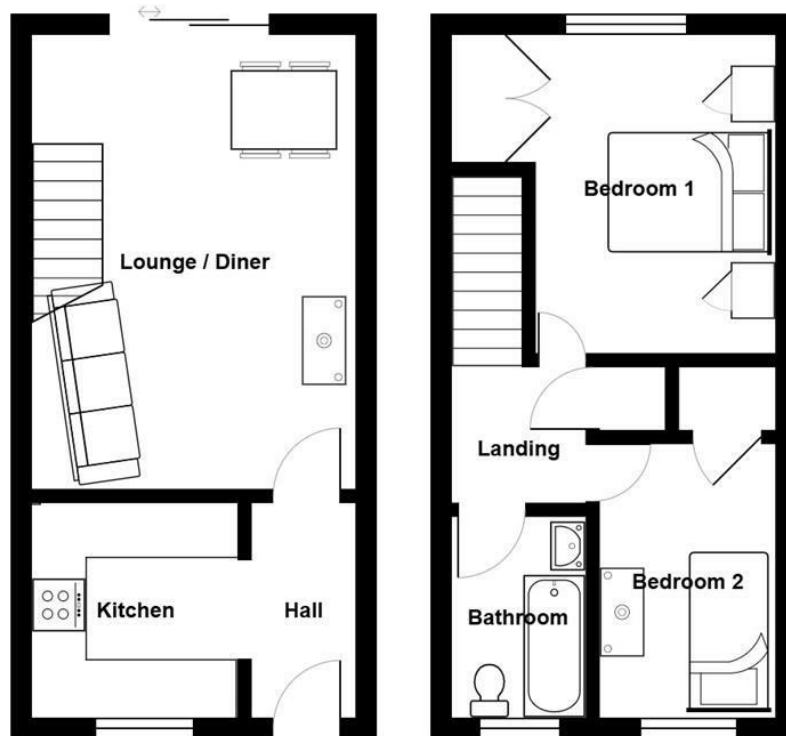
Garage:

Single garage with metal up and over door situated in a nearby block.

Material Information:

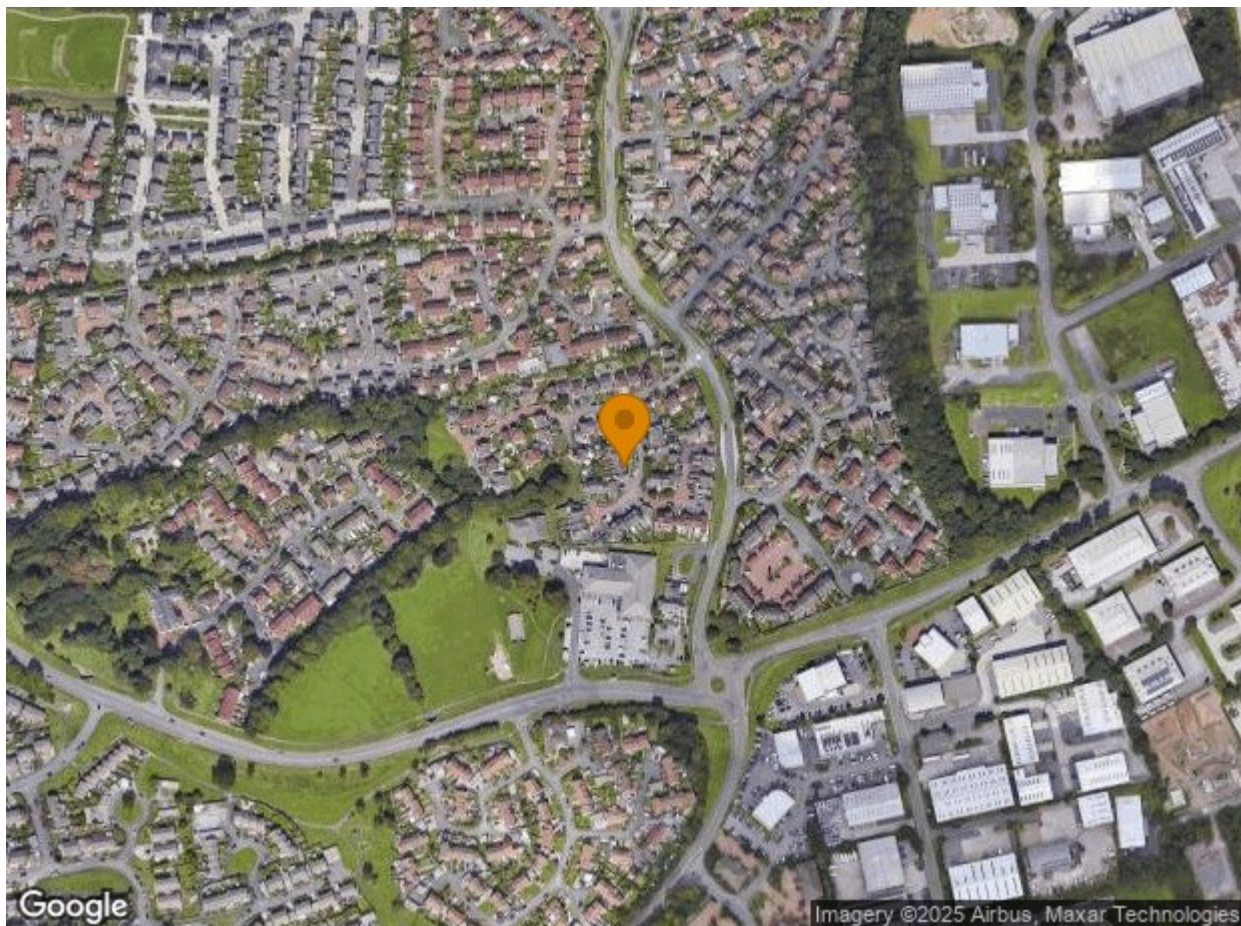
- * Council Tax Band - B Annual Cost £1476.58
- * Mains gas, electric, sewage and water, Gas Central Heating,
- * Parking - Parking & Garage
- * Broadband - Standard-Available, Superfast-Available, Ultrafast-Available
- * Mobile (voice) EE-Likely, Three-Likely, O2-Likely, Vodafone-Limited
- * Mobile (data) EE-Likely, Three-likely, O2-Limited, Vodafone-Limited
- * Flood Risk - Surface Water - Very Low Rivers & Sea - Very Low
- * Construction - Standard

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Total Area: 55.3 m² ... 595 ft²





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(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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