



17 HAMOAZE AVENUE

PLYMOUTH, PL5 1BQ

£170,000
FREEHOLD

Guide £170,000 - £180,000. A recently modernised and redecorated throughout end of terrace property with the benefits of gas central having double glazing and enclosed courtyard. This 3 bedroom house has a modern kitchen and bathroom as well as a lounge and separate dining room. Offered with no onward chain, a viewing is highly recommended.



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- End Terraced House
- 3 Bedrooms and Bathroom
- 2 Receptions and Kitchen
- Modernised Throughout
- GCH, uPVC DG
- NO ONWARD CHAIN



Entrance:

uPVC door into:

Hall:

Stairs to first floor. Door off to:

Dining Room: 3.6m x 3.78m (11'9" x 12'4")

(At widest points) Window to rear, radiator and understairs cupboard. Doorway to kitchen and double opening through to:

Lounge: 3.6m x 3.45m (11'9" x 11'3")

(max measurements). Radiator and Bay window to the front elevation.

Kitchen: 3.15m x 2.45m (10'4" x 8'0")

(At widest point). Galley style kitchen with units both sides. Stainless steel sink unit, built in oven and hob with extractor over. Space for washing machine and fridge. Wall mounted combi boiler, window and door to the side. Door to:

Bathroom:

Modern white suite comprising pannelled bath with rain head style shower over and glazed screen. Tiled surround, low level wc and wash hand basin. Chrome towel radiator and window to the rear.

Landing:

Storage cupboard and doors to:

Bedroom 1: 3.03m x 2.44m (9'11" x 8'0")

Window to the rear, radiator and built in storage cupboard.

Bedroom 2: 3.58m x 2.49m (11'8" x 8'2")

(max into alcove). Radiator and window to the front.

Bedroom 3: 3.58m x 1.86m (11'8" x 6'1")

Radiator, storage cupboard and window to the front.

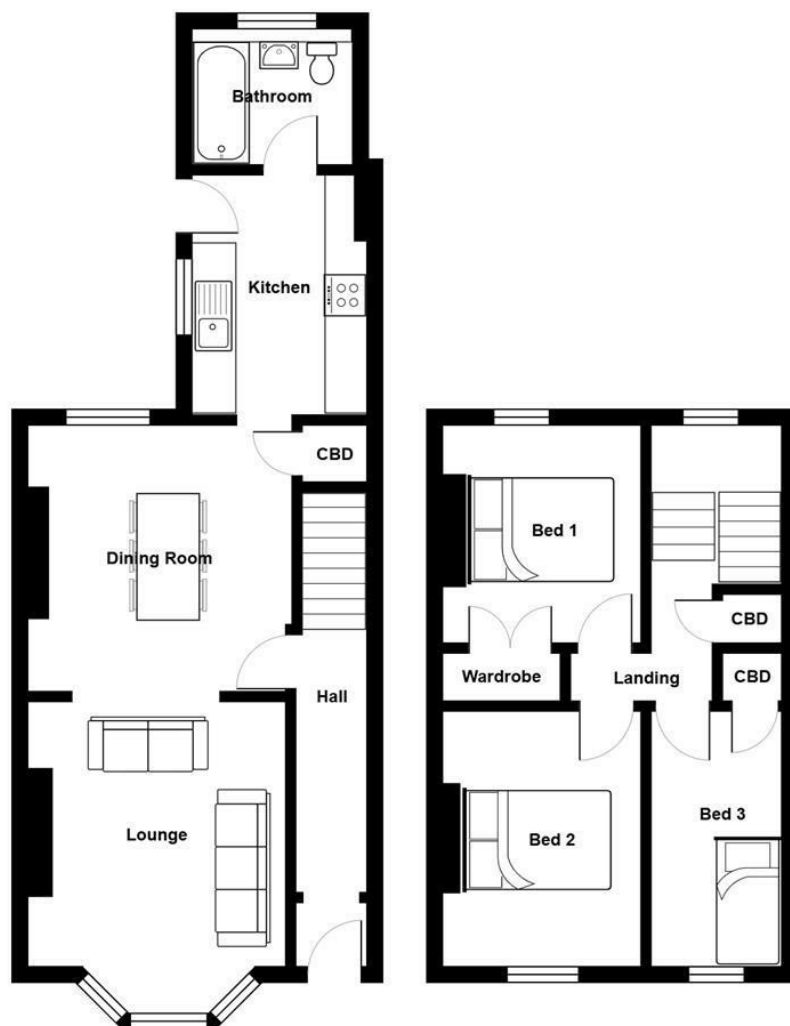
Outside:

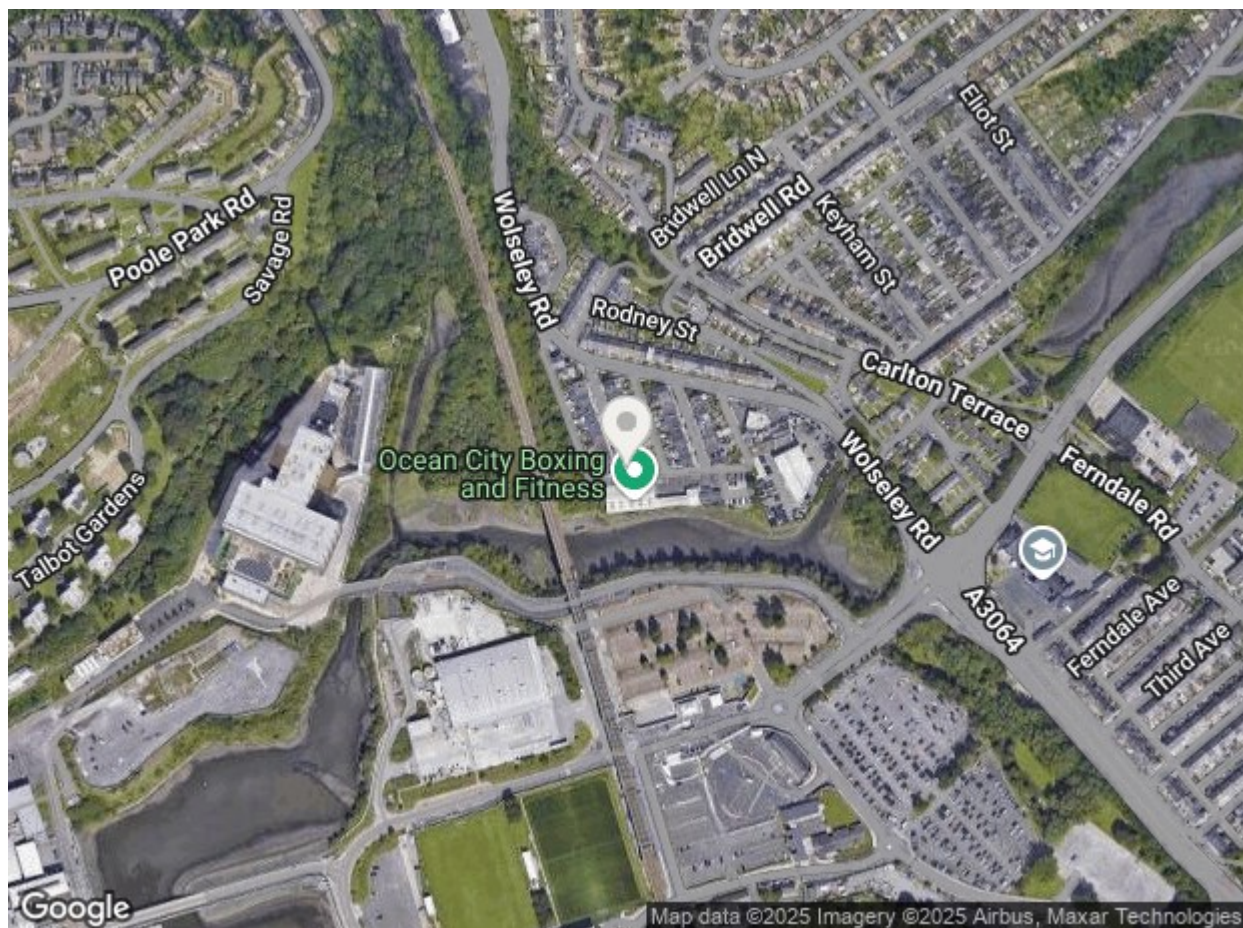
There is a small courtyard to the rear. A gate gives access to a service lane.


Material Information

- * Council Tax Band - A Annual Cost £1550.28 25/26
- * Construction - Solid Wall
- * Mains Gas, Electric, Sewage and Water, Gas Central Heating,
- * Parking - Street Only
- * Broadband - Standard-Available, Superfast- Available, Ultrafast- Available
- * Mobile (voice) EE-Limited, Three-Likely, 02-Likely, Vodafone-Likely
- * Mobile (data) EE-Limited, Three-Limited, 02-Limited, Vodafone-Likely
- * Flood Risk - Surface - Low Risk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
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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