



23 HELE GARDENS PLYMOUTH, PL7 1JU

£230,000
FREEHOLD

Situated in the popular St Maurice area of Plympton is this well presented three bedroom terrace house with gardens to the front and rear. Accommodation comprises lounge/diner, kitchen, breakfast room, three bedrooms, W.C and shower room. Benefits include gas central heating, uPVC double glazing and offered with no onward chain. Internal viewing is recommended.



23 HELE GARDENS

- Mid Terrace House
- Three Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Front & Rear Gardens
- No Onward Chain



Entrance:

via uPVC double glazed door into:

Hallway:

Doors to downstairs rooms and stairs to first floor.

Lounge/Diner: 6.31m x 3.50m max (20'8" x 11'5" max)

Dual aspect room with uPVC double glazed window to the front & rear. Feature brick fireplace with gas fire, matching shelving and radiator.

Breakfast Room: 2.20m x 2.01m (7'2" x 6'7")

uPVC double glazed window to the front, door to cupboard housing gas meter and electrics.

Kitchen: 2.94m x 2.80m (9'7" x 9'2")

uPVC double glazed window to the rear and further door to the same. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Single drainer sink unit with mixer tap over and space provided cooker and washing machine.

First Floor Landing:

Doors to upstairs room and access to loft space.

Bedroom 1: 3.40m x 3.36m (11'1" x 11'0")

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

Bedroom 2: 3.40m x 2.87m (11'1" x 9'4")

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

Bedroom 3: 3.43 mx 2.01m (11'3" mx 6'7")

uPVC double glazed window to the front and radiator.

Separate W.C

uPVC double glazed window to the rear and low flush W.C.

Shower Room:

uPVC obscure double glazed window to the rear. Shower cubicle with glazed screen and pedestal wash hand basin. Shower boarding to all walls and shower area.

Outside:

To the front of the property is a paved garden and a path to the front door. To the rear is a stone chipped garden with mature shrubs and bushes, a paved path and a patio are to the back of the garden.

Additional Information:

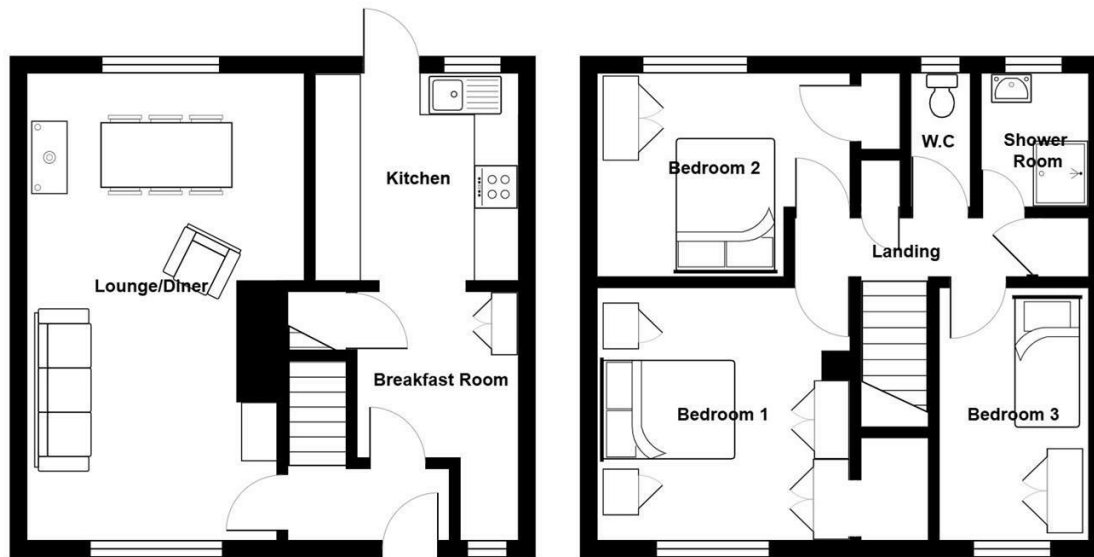
Council Tax - Band A £1550.28

Construction - Standard (we understand it is block construction)

Flood Risk - Very Low

Parking - On Street Parking


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Total Area: 84.2 m² ... 906 ft²





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

Moving On Estate Agents
12 Colebrook Road
Plympton
Plymouth
PL7 4AA

01752 340666
enquiries@movingonestateagents.co.uk
<https://www.movingonestateagents.co.uk>

