



51 DOWNFIELD DRIVE
PLYMOUTH, PL7 2DP

£185,000
FREEHOLD

Being offered with no onward chain is this two bedroom semi detached property that requires a little modernisation. Accommodation comprises lounge/diner, kitchen, two double bedrooms and a bathroom. Further benefits include gas central heating, double glazing, gardens and a garage in a nearby block. Call us to arrange a viewing



51 DOWNFIELD DRIVE

- Semi Detached House
- Two Double Bedrooms
- Lounge/Diner
- Garage In a Block
- No Onward Chain
- Viewing Recommended



Entrance:

via obscure double glazed door into:

Porch:

Further glazed door into:

Lounge/Diner: 5.37m x 3.94m (17'7" x 12'11")

uPVC double glazed window to the rear, feature fireplace with electric fire, stairs to first floor and radiator. Door to:

Kitchen: 3.92m x 2.69m (12'10" x 8'9")

uPVC double glazed window to the front and wooden door to the same. Wall and floor mounted matching units with roll edge worktops and tiling to one wall. Stainless steel drainer sink unit with mixer tap over and built in gas hob with extractor over and oven beneath. Space provided for washing machine and fridge/freezer.

First Floor Landing:

Doors to upstairs rooms, access to loft space and door to storage cupboard.

Bedroom 1: 3.95m x 2.62m (12'11" x 8'7")

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

Bedroom 2: 3.92m x 2.67m (12'10" x 8'9")

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

Bathroom:

uPVC obscure double glazed window to the side. Suite comprising bath with shower over, pedestal wash hand basin and low flush W.C. Tiling to splash back area and to shower area.

Outside:

To the front of the property is a path leading to the front door and a garden with mature shrubs and bushes. To the side is access from front to back. To the rear is a tiered garden with mature shrubs and bushes, a path leading to the rear access and to the brick built storage.

Garage:

Situated in a nearby block with metal up and over door.

Additional Information

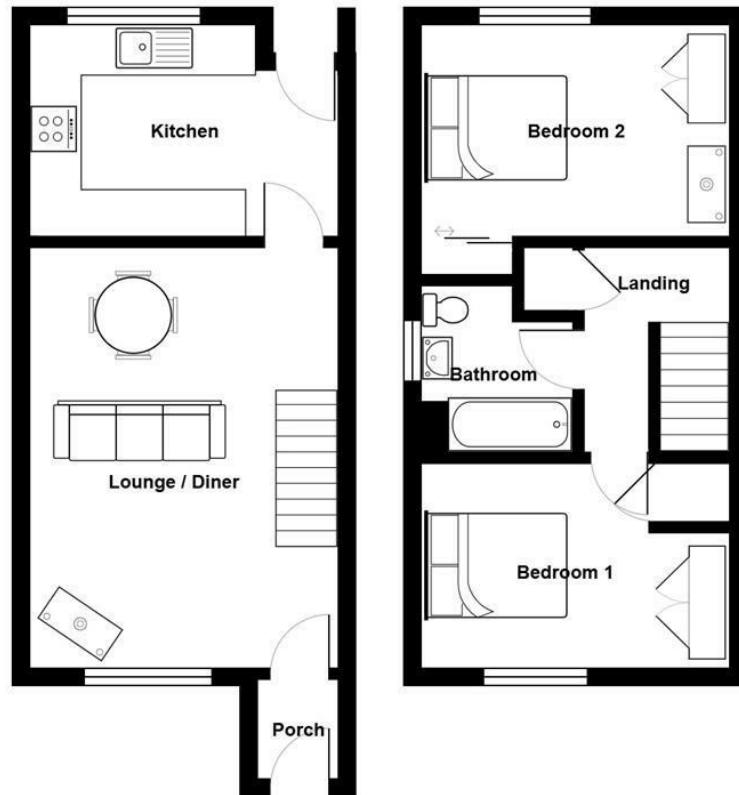
Construction - Standard

Flood Risk - Very Low

Parking - On Street & Garage

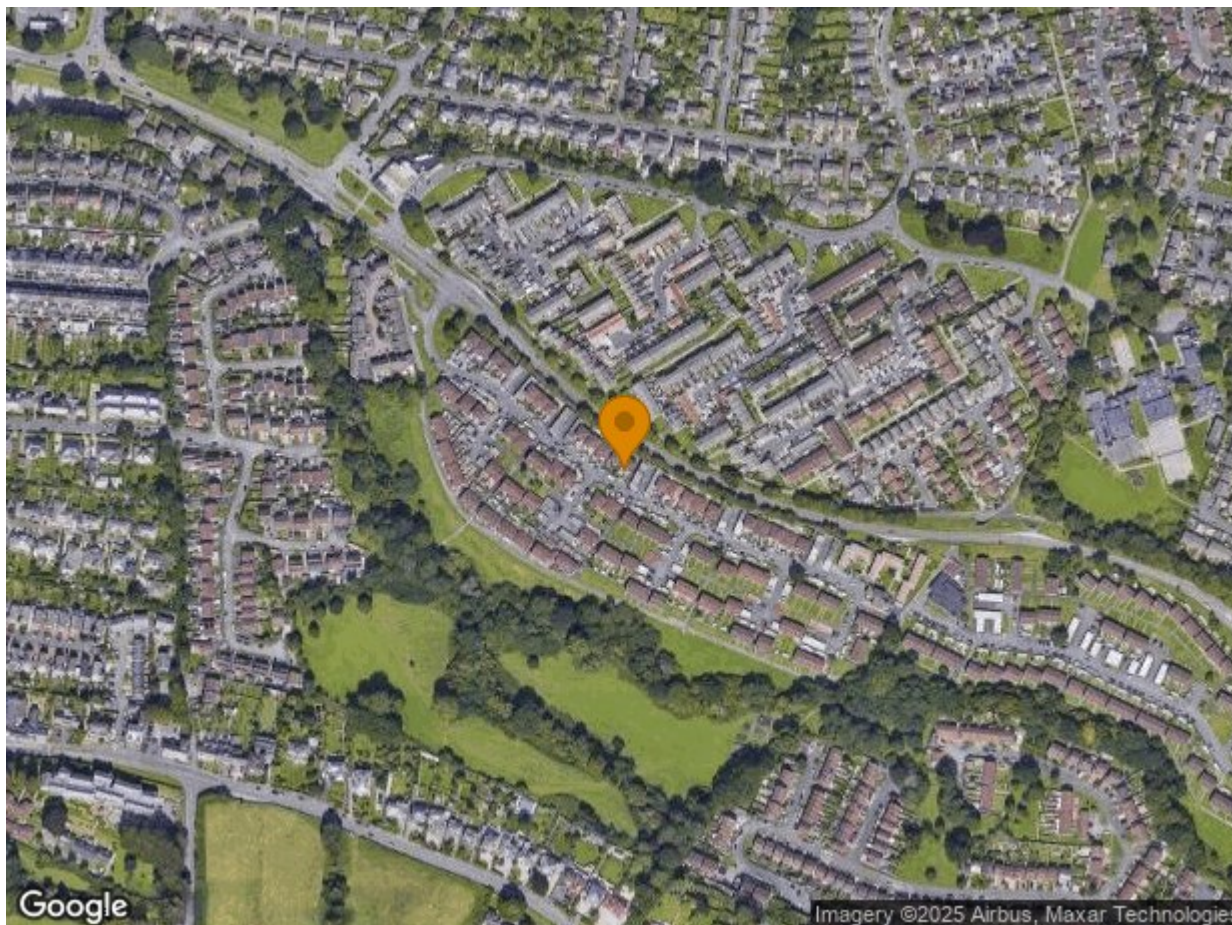
Council Tax - B (£1808.67)

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Total Area: 65.8 m² ... 708 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(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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