



## 1A WALNUT DRIVE

PLYMOUTH, PL7 2ZD

£190,000  
FREEHOLD

Situated close to Chaddlewood shopping centre and bus routes we are pleased to offer this two bedroom corner house with allocated parking and enclosed garden. Accommodation comprises lounge, kitchen, conservatory, two bedrooms and a bathroom. Internal viewing is recommended.



## 1A WALNUT DRIVE

- Modern Corner House
  - Two Bedrooms
  - Conservatory
  - Allocated Parking
  - Enclosed Garden
  - Viewing
- Recommended



### Entrance:

Via uPVC part glazed door into:

Kitchen: 2.64m x 2.04m (8'7" x 6'8")

uPVC double glazed window to the rear and side. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Stainless steel sink unit with mixer tap over, built in over with electric hob over and space provided for washing machine and fridge/freezer.

Lounge/Diner: 4.10m x 3.29m (13'5" x 10'9")

Double glazed French doors to conservatory and stairs rising to first floor.

Conservatory: 2.78m x 2.60m (9'1" x 8'6")

uPVC double glazed windows to the side and rear and double doors to the garden.

### First Floor Landing:

Doors to all upstairs rooms and access to loft space.

Bedroom 1: 3.01m x 2.71m (9'10" x 8'10")

uPVC double glazed window to the rear and door to storage cupboard over stairs.

Bedroom 2: 2.10m x 2.00m (6'10" x 6'6" )

uPVC double glazed window to the rear.

### Outside:

To the side and rear of the property is a garden area with mature shrubs and bushes and a path leading to a lower level. Next to the conservatory is a composite decked seating area. Situated to the front of the property just around the side is one allocated parking space.

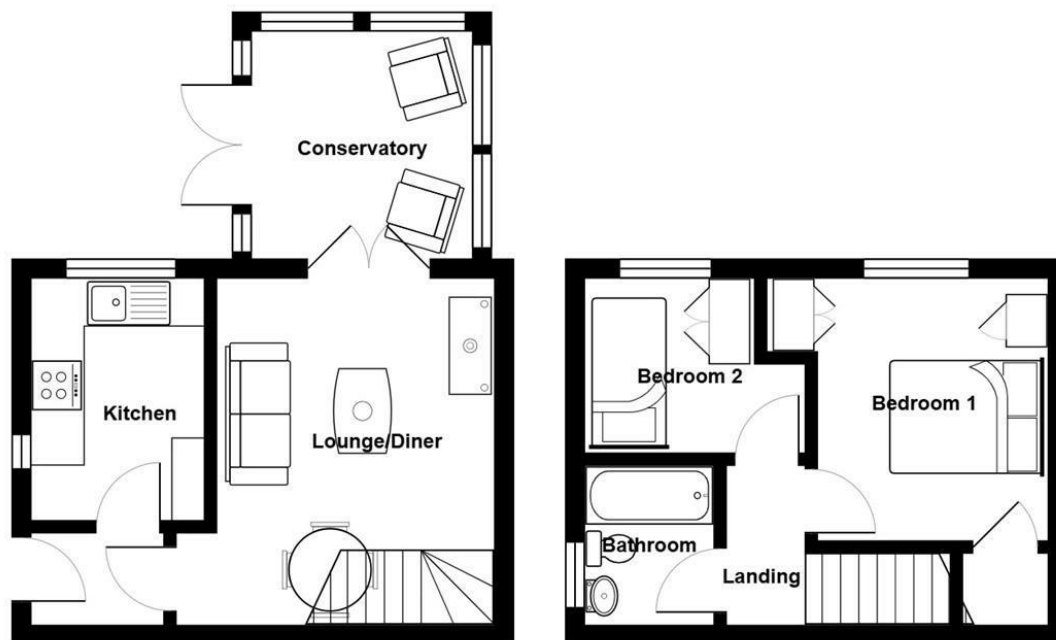
### Additional Information:

Construction - Standard

Parking - One Allocated Space

Council Tax - B (£1808.67)

## 1A WALNUT DRIVE



Total Area: 52.5 m<sup>2</sup> ... 565 ft<sup>2</sup>





#### Energy Efficiency Rating

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

