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**Offers In Excess Of £230,000 FREEHOLD**

**3 bedrooms (2 doubles and 1 large single), mid terraced, garage parking, front and rear gardens, no onward chain, recently re-decorated throughout**

**14 ROCKWOOD ROAD, WOOLWELL, PLYMOUTH, PL6 7SE**



## PROPERTY DETAILS

Situated within the highly sought after residential area of Woolwell, this three bedroom, mid-terrace house is perfect for first time buyers or as a buy to let investment. Having been redecorated throughout and with no onward chain, it is ready to move straight into. Outside, the property benefits from an allocated parking space as well as a garage and the enclosed rear garden backs onto woodland, providing a real “at home with nature” feel.

The accommodation comprises of entrance hall, spacious lounge/dining room, fitted kitchen, 3 bedrooms (2 doubles and 1 large single), modern family bathroom, good sized front and rear gardens and a single garage.

Council tax band – C

EPC - C

A concrete pathway and step leading to a UPVC panelled front door to;

### ENTRANCE HALL

Stairs to first floor, radiator, door to;

### LOUNGE/DINING ROOM

**23' x 14'4 narrowing to 9'4 (7.02m x 4.39m narrowing to 2.89m)**

A dual aspect room with UPVC double glazed window to front and rear elevation, 2 radiators, laminate flooring, understairs storage cupboard, a further large fitted cupboard, UPVC fully glazed door leading to the rear garden, doorway to;

### KITCHEN

**10'5 x 7'9 (3.21m x 2.41m)**

A range of cream shaker style base and eye level units with pine handles, fitted worktops, half tiled walls, fitted electric oven and gas hob with extractor canopy over, stainless steel sink and mixer tap, tile effect flooring, space and plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window to rear elevation.

### FIRST FLOOR

#### LANDING

Doors lead off the landing providing access to all first floor rooms, access to loft space, airing cupboard housing a wall mounted boiler providing hot water and central heating.

#### BEDROOM ONE

**11'3 x 9'5 (3.47m x 2.90m)**

UPVC double glazed window to front elevation, fitted double wardrobe, radiator.

#### BEDROOM TWO

**8'9 x 8'6 (2.71m x 2.51m)**

UPVC double glazed window to rear elevation, radiator.

#### BATHROOM

**9' x 5'4 (2.77m x 1.67m)**

White suite comprising panelled bath with fully tiled surround, stainless steel taps and shower attachment, wash hand basin with tiled surround, low level WC, mosaic tile effect flooring, wall mounted heater, 2 UPVC obscure double glazed windows to rear elevation.

## BEDROOM THREE

8'4 x 7'9 (2.57m x 2.41m)

Fitted cupboard above the stairs, UPVC double glazed window to front elevation.

## OUTSIDE

To the front of the property is a lawned garden and a pathway leading to the front door. To the rear of the property is a gravelled patio area and further lawned area with a path. Enclosed shiplap fencing and woodland border. There is also a single garage located within a stone's throw from the property, with a metal up and over door.

## SERVICES

All main services are connected to the property.

## VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

### The Consumer Protection Regulations

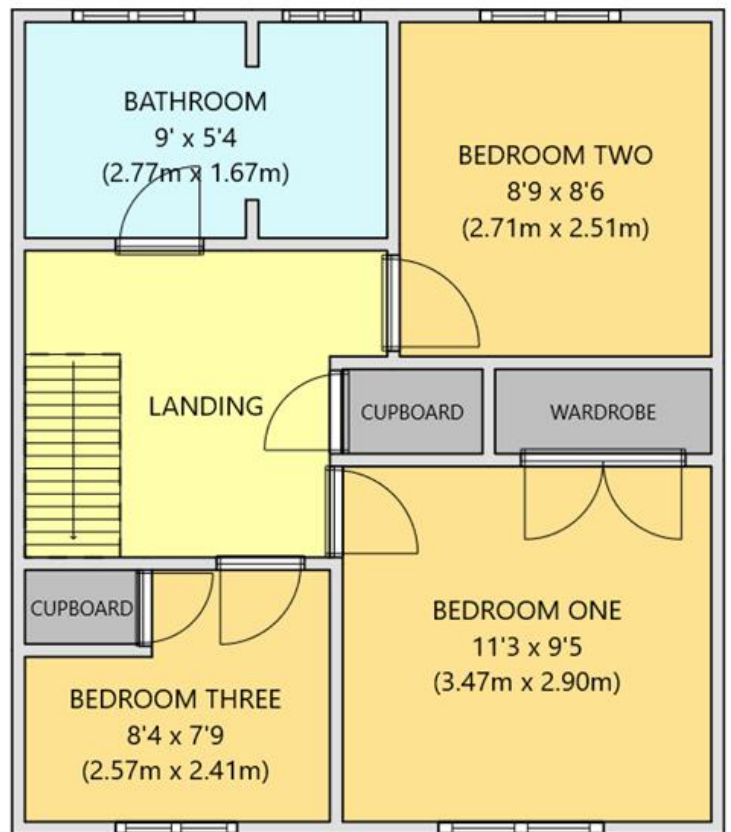
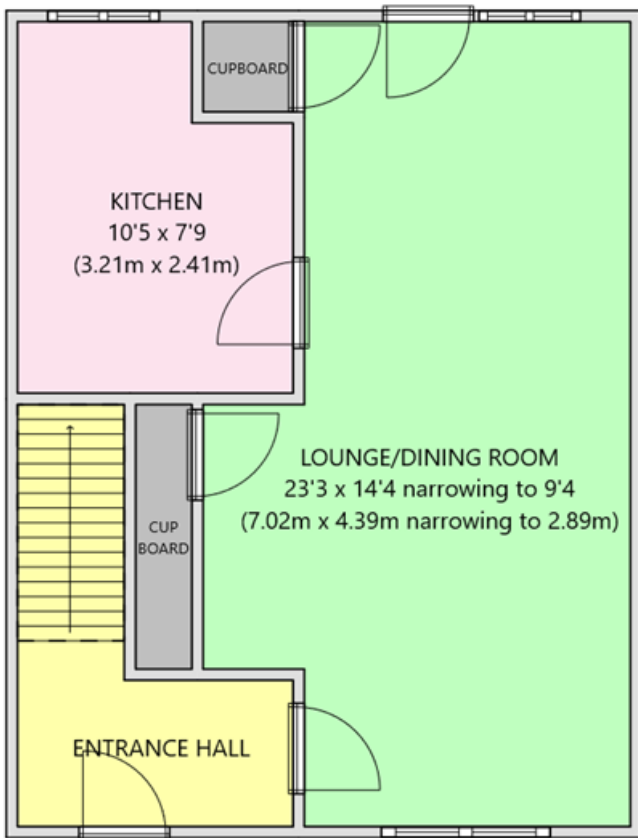
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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