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Offers In Excess Of £280,000 FREEHOLD

A deceptively spacious three bedroom link-detached house, master bedroom with en-suite, driveway parking, no onward chain, 2 reception rooms and a modern fitted kitchen.

LOCKINGTON AVENUE, HARTLEY, PLYMOUTH

EPC – C



PROPERTY DETAILS

Situated within the highly sought-after residential area of Hartley is this deceptively spacious three-bedroom link-detached house, being sold with no onward chain. The accommodation on the ground floor offers two good sized reception rooms to include a large sitting room enjoying open views across Hartley Vale and Woodland. The former garage has been converted to create a well-proportioned dining room, being the perfect space for entertaining family and friends. There are additional rooms on the entrance level comprising of an entrance hall, study and a modern fitted kitchen with breakfast bar. On the lower ground floor there are three bedrooms, the master bedroom benefitting from an en-suite shower room, a family shower room and a built-in linen cupboard.

To the front of the property is a lawned area and driveway providing off-road parking. To the rear there is a fully enclosed garden being terraced on two levels and a useful garden store. The property also has UPVC double glazing and gas central heating.

COUNCIL TAX BAND – D

Opaque UPVC door to;

ENTRANCE HALL

Wood laminate flooring, staircase to lower ground floor, UPVC double glazed window to front elevation, doors lead off the hallway providing access to all ground floor rooms.

KITCHEN

11'6 x 9'1 (3.51m x 2.77m)

Well fitted with a range of white high gloss base and eye level storage cupboards, marble effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for a washing machine and space for a tumble dryer, integrated oven and 4 burner gas hob with extractor canopy over, integrated fridge and freezer, fitted breakfast bar, part tiled walls, cupboard housing gas boiler providing hot water and central heating, further built-in shelved storage cupboard, tile effect flooring, UPVC double glazed window to front elevation.

SITTING ROOM

20'3 x 14'2 (6.17m x 4.32m)

Wooden fire surround with inset coal effect wooden flame gas fire, panelled radiator, wood laminate flooring, 2 UPVC double glazed windows to rear elevation enjoying a pleasing open aspect across Hartley Vale and Woodland. Doors lead off this room providing access to;

STUDY

8'8 x 7'1 (2.63m x 2.17m)

Panelled radiator, UPVC double glazed window to rear elevation.

DINING ROOM

16'2 x 8'8 (4.92m x 2.63m)

Formerly the garage. Panelled radiator, wood laminate flooring, UPVC double glazed window to front elevation, built-in storage cupboard.

LOWER GROUND FLOOR

HALLWAY

Panelled radiator, wood LVT flooring, built-in linen cupboard with fitted shelving, UPVC double glazed door providing access to the rear garden.

MASTER BEDROOM

17'7 x 9'5 (5.36m x 2.87m)

Panelled radiator, fitted full length wardrobe unit with bed recess and storage cupboards over, panelled radiator, UPVC double glazed window to rear elevation, door to;

EN-SUITE BATHROOM

9'5 x 5'7 (2.87m x 1.70m)

White suite comprising corner jacuzzi bath with power shower over, vanity wash hand basin, ceramic tiled flooring, extractor fan, heated towel rail.

BEDROOM TWO

18'11 x 8'4 (5.76m x 2.53m)

Panelled radiator, UPVC double glazed window and matching door providing access to a balcony area and wrought iron steps leading down to the rear garden, fitted wardrobe unit with inset dressing table.

BEDROOM THREE

11'6 x 5'9 (3.51m x 1.76m)

Panelled radiator, UPVC double glazed window to rear elevation, built-in double wardrobe.

SHOWER ROOM

7'0 x 5'7 (2.14m x 1.70m)

Double shower cubicle and mixer rainwater shower, pedestal basin, low level WC, half tiled walls, ceramic tiled flooring, heated towel rail, extractor fan.

OUTSIDE

GARDENS

The gardens are situated both to the front and rear of the property. The front comprising of a lawned area and driveway providing off-road parking. Whilst the rear garden is fully enclosed and being terraced on 2 levels with larch lap fencing and walling, laid largely to lawn and gravelled beds and boarders. There is access to a useful garden store via a wooden 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

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

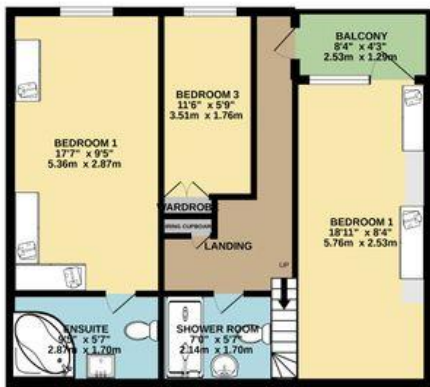
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



GARDEN LEVELS
45 sq.ft. (4.2 sq.m.) approx.

LOWER GROUND FLOOR
388 sq.ft. (35.8 sq.m.) approx.

GROUND FLOOR
367 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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