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£240,000 FREEHOLD

A deceptively spacious three double bedroom house, undergone refurbishment works by the current owner in the last 12 months, situated in a prime central location.

CATHCART AVENUE, ST. JUDES, PLYMOUTH

EPC – C



PROPERTY DETAILS

An attractive three double bedroom end-terraced period property situated in a prime central location and has undergone refurbishment works by the current owner in the last 12 months. As you enter the property on the ground floor you are greeted with an open plan lounge/dining room with a feature fireplace and log burner, a beautifully fitted kitchen/breakfast room, utility room and a modern cloakroom. On the first floor there are three double bedrooms, the main bedroom being an impressive size, bedroom two boasting a fully enclosed roof terrace and a modern family bathroom. Externally to the rear there is a low-maintenance courtyard garden which provides access to the roof garden via wooden steps and a useful built-in workshop/storage shed. The property has the added benefit of being fully double glazed and centrally heated.

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

ENTRANCE VESTIBULE

Access to;

OPEN PLAN LOUNGE/DINING ROOM

25'5 into bay x 14'4 (7.8m into bay x 4.4m)

Wood laminate flooring, 3 panelled radiators, cast iron log burner to fireplace, UPVC double glazed bay window to front elevation, UPVC double glazed window to rear elevation. Open plan staircase to first floor with storage cupboards under housing a gas boiler, adjacent useful recess, door to kitchen/breakfast room, door to;

CLOAKROOM

Modern white suite comprising low level WC, wash hand basin with tiled surround, UPVC double glazed window to side elevation.

KITCHEN/BREAKFAST ROOM

18'3 x 11'8 (5.6m x 3.6m)

Replaced by the current owner in 2024. A modern grey high gloss base and eye level storage cupboards, inset one and a half bowl single drainer stainless steel sink unit, integrated dishwasher, space for an American fridge freezer, integrated double oven, 4 ring induction hob, a breakfast bar peninsula unit divides the kitchen area from the breakfast area, panelled radiator, UPVC double glazed window to side elevation, ceiling downlighters, extractor fan, wood laminate flooring, opaque UPVC double glazed door providing access to the rear courtyard. Further door to;

UTILITY ROOM

8'5 x 5'2 (2.6m x 1.6m)

Matching range of grey high gloss base units with wood effect worktops, inset single bowl single drainer stainless steel sink unit, adjacent recess with plumbing for a washing machine, space for tumble dryer, panelled radiator, 2 opaque UPVC double glazed windows to rear elevation, extractor fan.

FIRST FLOOR

LANDING

Access to roof space via a folding ladder, panelled radiator, doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

13'7 x 11'1 (4.2m x 3.4m)

Panelled radiator, 2 UPVC double glazed windows to front elevation.

BEDROOM TWO

14'1 x 10'4 (4.3m x 3.2m)

Panelled radiator, fitted double wardrobe unit with sliding mirror doors, 2 UPVC double glazed windows to side elevation, adjacent matching UPVC double glazed door providing access to the roof garden.

ROOF GARDEN

The roof garden itself is fully enclosed and has steps leading down to the courtyard garden.

BEDROOM THREE

11'4 x 9'1 (3.5m x 2.8m)

Panelled radiator, UPVC double glazed window to rear elevation.

BATHROOM

6'5 x 6'2 (2m x 1.9m)

Replaced by the current owner in 2024. A modern white suite comprising panelled bath with mixer tap and mixer shower over, fully tiled surround and glazed shower screen, vanity wash hand basin, low level WC, heated towel rail, extractor fan, ceiling downlighters, wood laminate flooring, opaque UPVC double glazed window to side elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard with steps leading to raised roof garden, door providing access to a large and useful built-in workshop/storage shed with an adjacent pedestrian gate on to the rear service lane.

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)

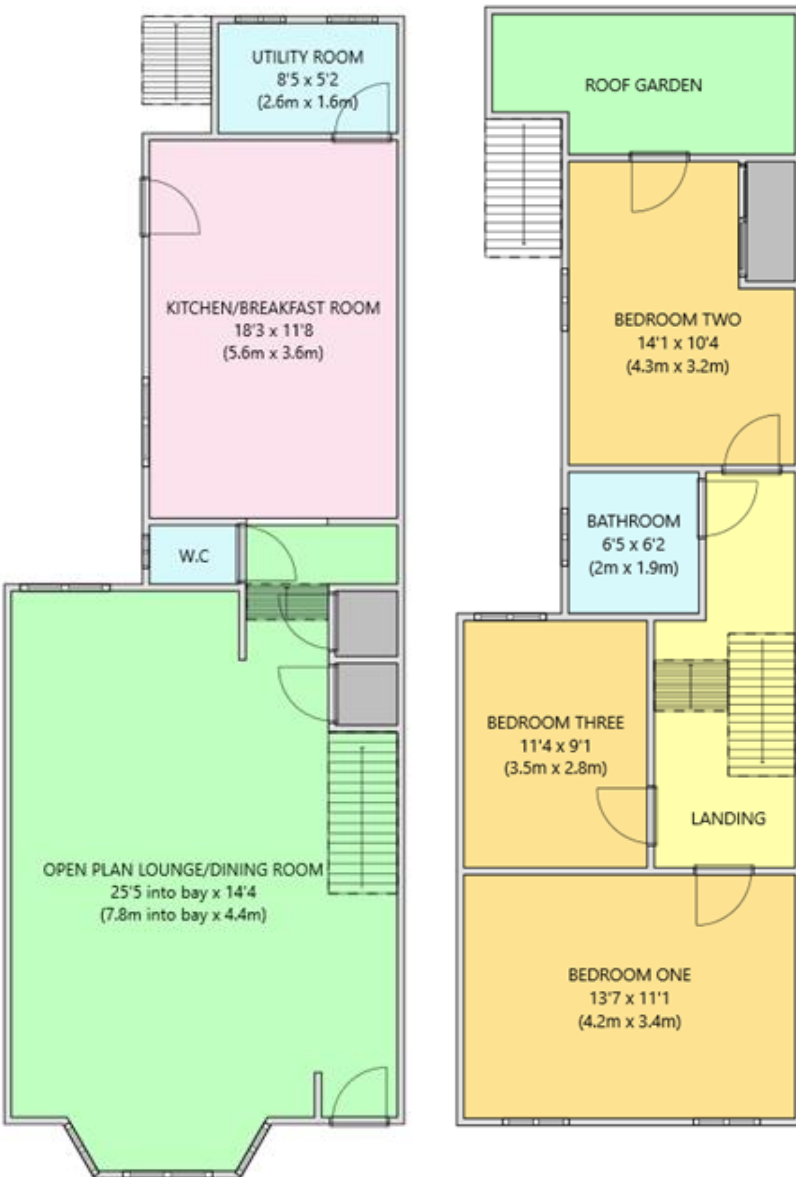
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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