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£160,000 FREEHOLD

FREWIN GARDENS, SOUTHWAY, PLYMOUTH

EPC – C



PROPERTY DETAILS

Presenting this two-bedroom mid-terraced house in the North of the City, featuring off-road parking and a delightful south-facing rear garden, all available with no onward chain. A perfect canvas for new owners to add their personal flair with updates and modernisation, while enjoying the already installed double glazing and central heating. This property is perfectly situated near Derriford Hospital, The George Park and Ride, local amenities, and offers effortless access to the A38 via Tavistock Road.

COUNCIL TAX BAND – B

Concrete steps and handrail leading to a canopied entrance with half glazed UPVC door to;

KITCHEN

11'0 x 10'5 (3.37m x 3.22m)

Fitted with a range of base and eye level storage cupboards, fitted worktops, part tiled walls, radiator, coving to ceiling, UPVC double glazed window to front elevation, space for a freestanding cooker and space for a washing machine, wood effect flooring, space for a fridge freezer, inset single bowl single drainer stainless steel sink and tap, door to;

LOUNGE

16'4 x 11'0 (5.00m x 3.37m)

Radiator, coving to ceiling, wall mounted gas fire, stairs to first floor, sliding patio doors leading out to the rear south-facing garden.

FIRST FLOOR

LANDING

Doors lead off the landing providing access to all first floor rooms, loft access, built-in storage cupboard housing a wall mounted Glow-Worm combi boiler and shelving under, coving to ceiling.

BEDROOM ONE

11'2 x 10'9 (3.40m x 3.28m)

UPVC double glazed window to rear elevation, providing complete privacy, overlooking Goodwin Park. Coving to ceiling, panelled radiator.

SHOWER ROOM

8'2 x 5'0 (2.50m x 1.55m)

Coloured suite comprising a glazed double shower enclosure with mermaid wall panel surround and a wall mounted Triton shower, pedestal wash hand basin with taps, low level WC, towel rail, radiator, coving to ceiling,

BEDROOM TWO

11'2 x 7'8 (3.40m x 2.34m)

UPVC double glazed window to front elevation, coving to ceiling.

OUTSIDE

To the rear of the property is an enclosed south-facing garden, being mainly laid to lawn whilst to the front of the property there is an off-road parking space, belonging to the property.

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)

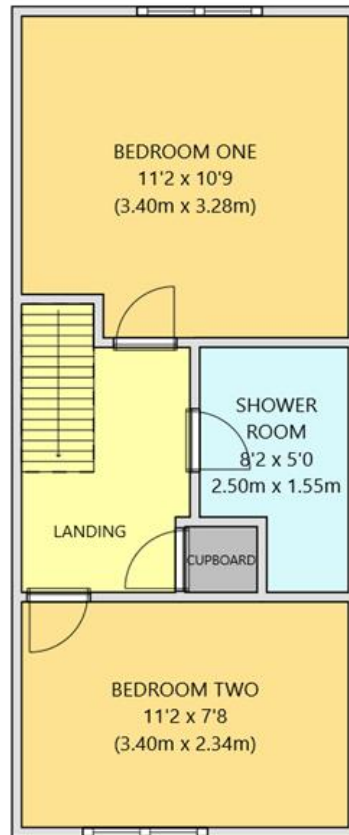
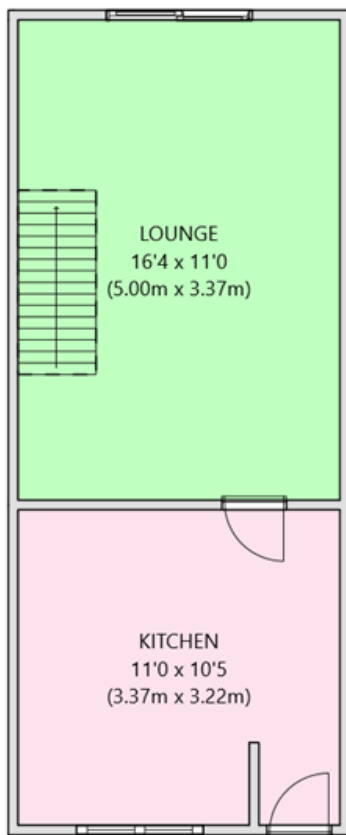
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Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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