



## 2 Roborough Avenue

Derriford, Plymouth, PL6 6AG

Guide Price £650,000



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## ROBOROUGH AVENUE, DERRIFORD, PL6 6AG

### THE PROPERTY

A detached house, originally understood to have been built in the late 1950's. Subsequently extended twice and standing on a generous size plot with extensive gardens to the front and a long rear garden together with a kitchen garden to the rear. Good parking on a private drive and within the large garage. Potential to update, improve and refurbish the property together with landscaping of the gardens, extension and remodelling subject to approval.

A mature front garden with lawn, shrubs and bushes and parking for up to four or five vehicles, a large garage/workshop and to the rear a large enclosed back garden with patio, lawn and a separate kitchen garden area.

The accommodation comprising four bedrooms, two bathrooms, three reception rooms and kitchen.

### LOCATION

Found in Roborough Avenue, a sought after street within the popular and established residential area of Derriford. Situated towards the northern part of Plymouth. Comprising of individual detached residences in a prime area. With a good range of local services including nearby Derriford Hospital, Derriford business parks and science parks. A close

by small shopping precinct and further facilities in the northern part of Plymouth. Close by access into the city and connections to the A38 dual carriageway. Dartmoor National Park, a short distance to the north.

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

3'7 x 3'7 (1.09m x 1.09m)

##### FAMILY ROOM

15'11 x 14'9 (4.85m x 4.50m)

##### LOUNGE

20' x 13'2 (6.10m x 4.01m)

##### DINING ROOM

14' x 13'2 (4.27m x 4.01m)

##### KITCHEN

8'10 x 8'2 (2.69m x 2.49m)

Cupboard housing the British Gas boiler servicing the central heating and domestic hot water. Kitchen fitted with fridge, oven, four ring gas hob, one and a half bowl sink unit and sliding door to:

##### KITCHEN

8'10 x 6'6 (2.69m x 1.98m)

Freezer.

##### WC

WC and wash hand basin.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

13'11 x 13'1 (4.24m x 3.99m)

Fitted bedroom furniture. Door to:

### EN SUITE BATHROOM

9'10 x 7'5 (3.00m x 2.26m)

Bath, WC , bidet and wash hand basin.

### BEDROOM TWO

12'8 x 11'4 (3.86m x 3.45m)

### BEDROOM THREE

13'2 x 10'2 (4.01m x 3.10m)

Fitted bedroom furniture. Corner shower.

### BEDROOM FOUR

12'11 x 10' (3.94m x 3.05m)

Fitted bedroom furniture.

## BATHROOM

8'6 x 6' (2.59m x 1.83m)

In need of complete refurbishment and having only a fitted WC at present.

## EXTERNALLY

Private parking on drive. Long front garden. Good size rear garden and kitchen garden.

## GARAGE/WORKSHOP

31'8 x 10'1, in part 12'9 max (9.65m x 3.07m, in part 3.89m max)

## AGENT'S NOTE

Tenure - Freehold.

Plymouth city Council Tax - Band F.



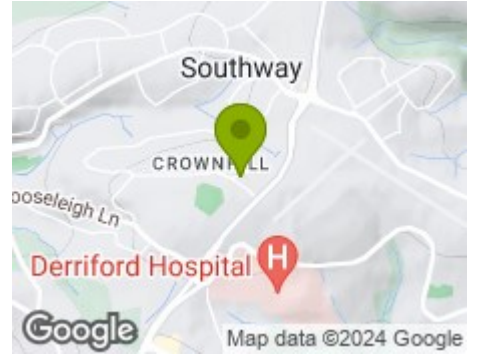
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

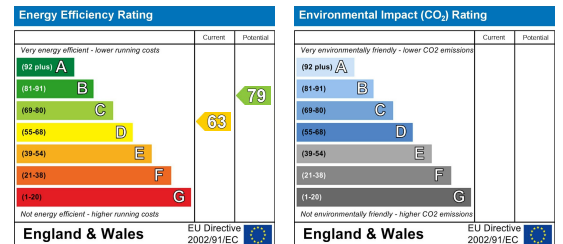


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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