

for sale

offers in excess of **£115,000**



Wolseley Road Plymouth PL2 2EA

GUIDE PRICE £115,000 - DECEPTIVELY SPACIOUS first floor flat benefits from its location near to Plymouth Dockyard and its situation upon city bus routes. With two DOUBLE bedrooms, it's own private entrance and ample room to set up a home office, you won't want to miss out on this opportunity!

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Entrance Hall

Stairs to first floor, cupboards housing washing machine and electric meter, access to kitchen diner.

Lounge

16' 4" x 11' 8" (4.98m x 3.56m)

Double glazed window to the front aspect, coving, television and telephone point.

Kitchen Diner

11' 5" x 9' 8" (3.48m x 2.95m)

Range of wall and base mounted units with complementary work surfaces above, room for fridge freezer and space for table and chairs, stainless steel sink and drainer unit, double glazed window to the rear, fire with surround, room for a slot in cooker and access to the loft.

Bedroom One

15' 7" x 11' 1" (4.75m x 3.38m)

Spacious master bedroom with radiator and double glazed window to the front elevation.

Bedroom Two

11' 4" x 9' 8" (3.45m x 2.95m)

Double glazed window to the rear, radiator.

Office Area

9' 1" x 5' 5" (2.77m x 1.65m)

Office area/dressing room.

Bathroom

Double glazed window to the rear, bath with shower over, wc and wash hand basin.

Agency Notes:

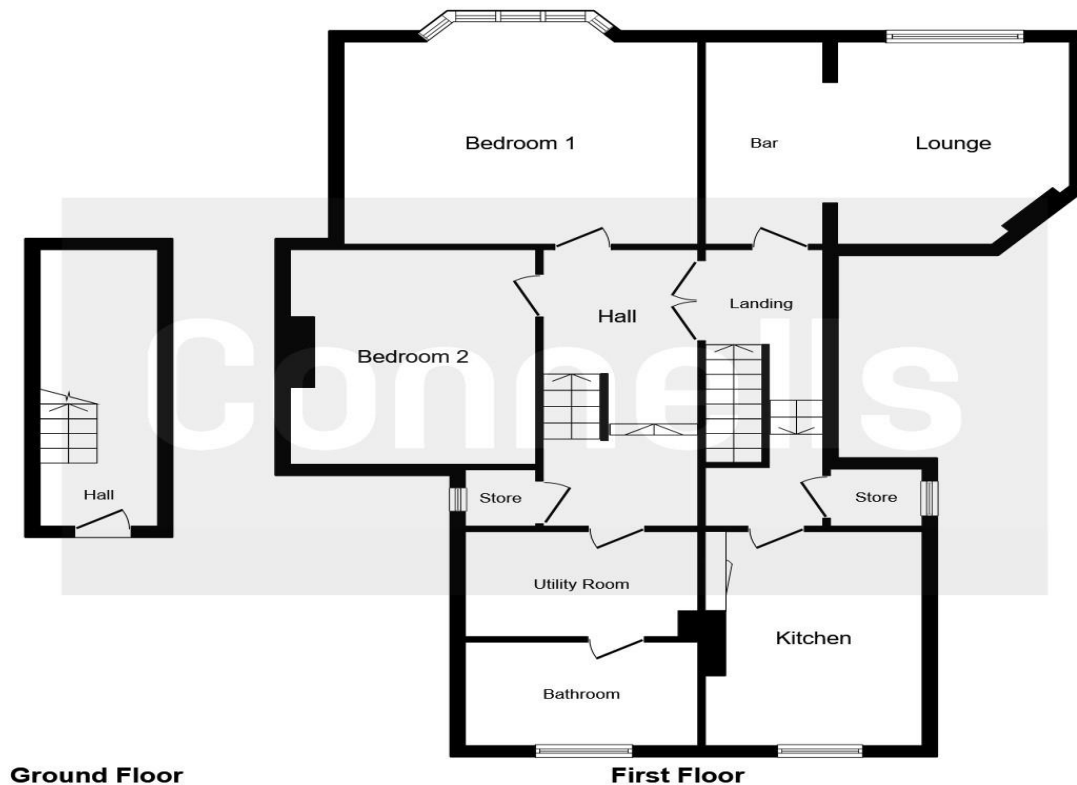
Length of Lease: 999 years from 29-09-1988

Building Insurance: £100

No Annual Ground Rent!!







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

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Property Ref: SBU105653 - 0011

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/SBU105653

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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