



Connells

Henry Avent Gardens
Plymouth



Property Description

A three bedroom semi-detached house located in the desirable area of Elburton which is offered with no onward chain. The property benefits from an enclosed rear garden with covered bar, an ideal place for outdoor entertaining, driveway for off street parking, two reception rooms, modern kitchen/ diner, ground floor shower room as well as family bathroom to the first floor and a downstairs WC. An ideal property with good sized living accommodation on offer for a growing family.

Entrance

Enter the property through a door to the front aspect into the entrance hallway.

Kitchen

15' 9" max x 9' 7" max (4.80m max x 2.92m max)

The kitchen comprises; matching gloss, wall and base units with complimentary work surface over, stainless steel sink with drainer unit, gas hob with extractor fan, space for undercounter washing machine and eye level oven. There is a double glazed window to the front aspect and space for dining table and chairs.

Downstairs Wc

Comprising: WC and wash hand basin.

Dining Room

17' 4" max x 10' 7" max (5.28m max x 3.23m max)

There is a radiator and a under stairs cupboard.

Lounge

11' 4" max x 11' 7" max (3.45m max x 3.53m max)

The lounge has a radiator, storage cupboard, skylight and patio doors leading to the rear garden.

Shower Room

Comprising; wash hand basin, WC, shower, radiator and is tiled. There is a skylight window.

First Floor

To the first floor landing there is a double glazed window to the side aspect, loft hatch, airing cupboard and storage cupboard.

Bedroom One

10' 4" max x 9' 8" max (3.15m max x 2.95m max)

There is a radiator, double glazed window to the front aspect and access to the ensuite.

Ensuite

Comprising: Shower cubicle, wash hand basin, WC, towel radiator and is part tiled.

Bedroom Two

12' 6" max x 9' 7" max (3.81m max x 2.92m max)

The second bedroom has a radiator and double glazed window to the front aspect.

Bedroom Three

7' 5" max x 9' 8" max (2.26m max x 2.95m max)

The third bedroom has a radiator and a double glazed window to the rear aspect.

Bathroom

The modern bathroom comprises: wash hand basin, WC, bath with shower over and is part tiled. There is a double glazed obscured window to the rear aspect.

Outside

To the rear of the property there is an enclosed garden laid to astro- turf with raised planters and covered bar. There is side access to the front of the property.

Agents Note

All services / appliances have not and will not be tested.





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). Powered by www.focalagent.com

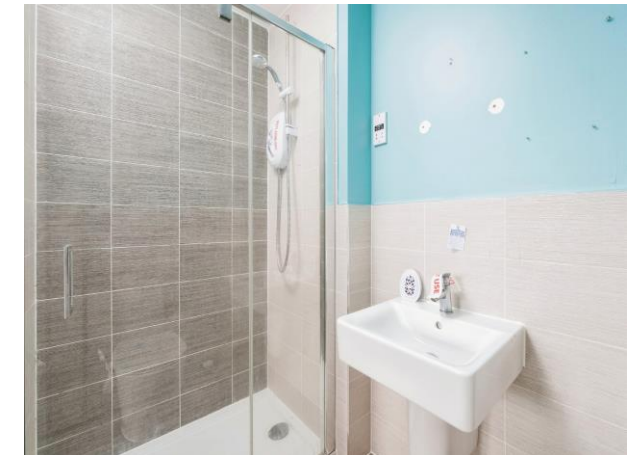
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EPC Rating: B

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Tenure: Freehold



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