

Ashford Crescent, Plymouth PL3 5AD



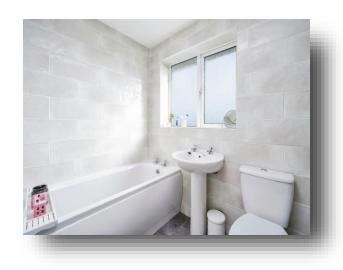
welcome to

Ashford Crescent, Plymouth

220,000* Located in Mannamead is this beautifully presented, three bedroom mid terraced family home. With two reception rooms, two lovely double bedrooms and a single bedroom on the first floor, with the snug being located in the basement of the property. This will be a fantastic purchase.

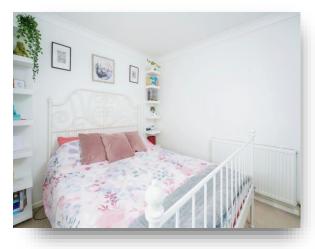












Lounge

13' x 10' 8" (3.96m x 3.25m) Double glazed window to front, radiator, electric fire, feature fireplace.

Dining Room

9' 3" x 9' 4" (2.82m x 2.84m) Double glazed window to rear, radiator.

Kitchen

9' 2" x 9' 3" (2.79m x 2.82m) Mixture of wall and base units, stainless steel sink drainer, space for oven, space for fridge freezer, double glazed window to rear, door to rear courtyard.

Utility Room

9' 3" x 9' 4" (2.82m x 2.84m) Base units, wall mounted boiler, washing machine, stainless steel sink drainer, wc, access to snug.

Snug

9' 5" x 9' 7" (2.87m x 2.92m) Radiator.

Bedroom One

12' 4" x 8' 8" ($3.76m\ x\ 2.64m\)$ Double glazed window to rear, radiator.

Bedroom Two

11' 4" x 10' 7" ($3.45m\ x\ 3.23m$) Double glazed window to front, radiator, built-in wardrobes with sliding doors.

Bedroom Three

6' 5" x 6' 4" (1.96m x 1.93m) Double glazed window to front, radiator.

Bathroom

Shower cubicle, pedestal hand wash basin, w/c, fully tiled.

Integral Garage

19' 8" x 9' 5" (5.99m x 2.87m)



Total floor area 102.9 m² (1,107 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Ashford Crescent, Plymouth

- Three Bedrooms
- Integral Garage
- Snug Room
- Off Road Parking
- Great Access to Local Amenities

Tenure: Freehold EPC Rating: D

offers over

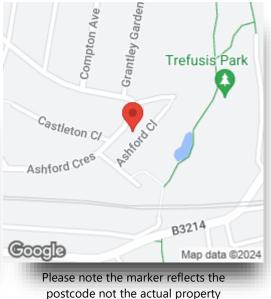
£220,000





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The Property Ombudsman

Property Ref: MUP107686 - 0007 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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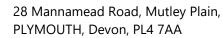
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01752 662777



MutleyPlain@fox-and-sons.co.uk





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