



Channel Park Avenue, Plymouth, PL3 6LN

welcome to

Channel Park Avenue, Plymouth

***** IDEAL FIRST TIME BUY *****

A fantastic TWO BEDROOM, SEMI-DETACHED property with front and rear GARDENS, a separate LOUNGE and large KITCHEN/DINER. Call Fox & Sons today to arrange your OPEN HOUSE viewing!



Entrance

Small space to hand coats/shoes with a half door to lounge and stairs to first floor.

Lounge

12' 4" max x 11' 3" max (3.76m max x 3.43m max)
Double glazed window to front elevation, radiator and half door to the kitchen/diner.

Kitchen/Diner

15' 5" x 10' 1" (4.70m x 3.07m)
A spacious kitchen/diner with plenty of worktop and unit space, spare for a dryer, washing machine, range cooker, fridge freezer and dining table. Two double glazed windows to rear elevation, one to side and door to the garden. Handy understair storage housing the boiler.

First Floor Landing

Access to both bedrooms and the bathroom, radiator, loft access with dropdown ladder and double glazed window to side elevation.

Bedroom 1

12' 3" max x 11' 4" max (3.73m max x 3.45m max)
A double bedroom with double glazed window to front and open storage cupboard.

Bedroom 2

10' 5" x 8' 3" (3.17m x 2.51m)
Double glazed window to rear elevation and radiator.

Shower Room

A walk in shower with waterfall shower, WC, vanity sink, mostly paneled, wall mirror and double glazed obscure window to rear elevation.

Front Garden

Access path with steps down to the front door with side access and lawn area.

Rear Garden

Access via the double glazed door from the kitchen with immediate access to the side garden which has been decked and makes a fantastic seating area, leading to the level rear garden with a plant bed/veg area to the rear which is great for any keen gardeners!



Ground Floor



First Floor

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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welcome to

Channel Park Avenue, Plymouth

- Two Bedrooms
- Semi-detached
- Level Rear Garden
- Front Garden With Side Access
- Separate Lounge

Tenure: Freehold EPC Rating: D

offers over

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107804 - 0004

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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