



Blandford Road, Plymouth PL3 5DS

welcome to

Blandford Road, Plymouth

*** NO CHAIN ***

A fantastic opportunity to purchase this THREE BEDROOM terraced home with a BASEMENT and POTENTIAL to improve. Offering a REAR GARDEN with an option for OFF ROAD PARKING. Call Fox & Sons today to arrange your viewing!



Entrance Porch

Double glazed surround, door to hallway.

Entrance Hall

Access to the lounge, archway to the kitchen, radiator and stairs to first floor.

Lounge

14' 7" x 10' 8" (4.45m x 3.25m)

Double glazed window to front elevation and gas heater.

Kitchen/Diner

16' 4" max x 16' 10" max (4.98m max x 5.13m max)

Wall and base units with worktops, sink drainer, two double glazed windows to rear elevation and space for appliances.

First Floor Landing

Access to all three bedrooms.

Bedroom 1

15' 3" max x 9' 2" max (4.65m max x 2.79m max)

Double glazed window to rear elevation, two sliding wardrobes, loft access and radiator.

Bedroom 2

10' 5" max x 14' 11" max (3.17m max x 4.55m max)

Double glazed window to front elevation and radiator.

Bedroom 3

5' 8" max x 8' 1" max (1.73m max x 2.46m max)

Double glazed window to front elevation and radiator.

Shower Room

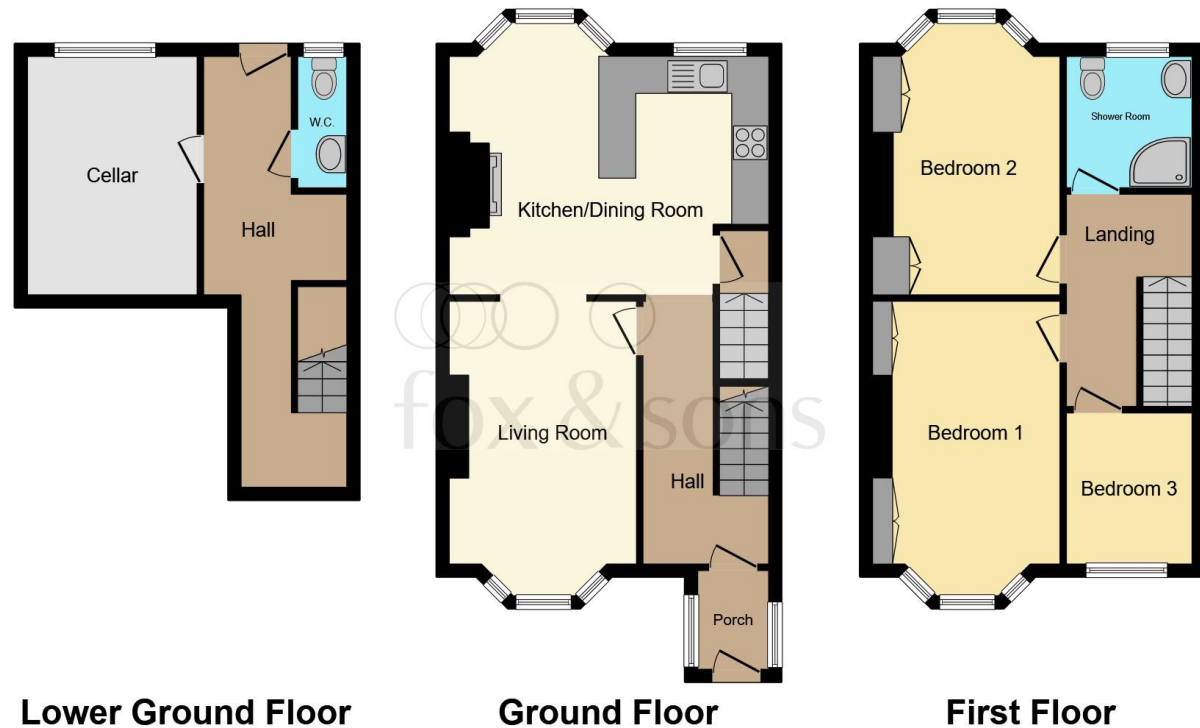
Shower cubicle, WC, vanity sink and double glazed obscure window to rear elevation.

Basement

Stairs down from the landing leading to the utility space and then onto the workshop with a door to the rear garden.

Rear Garden

Gate for access for parking, chipping's with wall surround and plant beds.



Total floor area 115.8 m² (1,246 sq.ft.) approx

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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Blandford Road, Plymouth

- *** SPRAY FOAM INSULATION - please call to discuss ***
- Three Bedrooms
- Basement
- Potential To Improve
- Rear Garden

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107894 - 0002

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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