



Glendower Road, Plymouth PL3 4LD

welcome to

Glendower Road, Plymouth

*** POTENTIAL IN PEVERELL ***

A fantastic opportunity to purchase this THREE bedroom terraced home in PEVERELL. Plenty of POTENTIAL TO IMPROVE, with a lovely REAR COURTYARD and LOFT CONVERSION with EAVES STORAGE and to be sold with NO CHAIN. Call Fox & Sons today to arrange your viewing!



Entrance Hall

Door to the lounge, dining room, stairs to first floor and radiator.

Lounge

11' 11" max x 13' 1" max (3.63m max x 3.99m max)
Double glazed window to front and radiator.

Dining Room

17' 1" max x 11' 4" max (5.21m max x 3.45m max)
Understair storage, double glazed window to rear elevation, radiator and access to the kitchen.

Kitchen

8' 2" x 8' 1" (2.49m x 2.46m)
Grey wall and base units, integrated electric oven with gas hob, stainless steel sink drainer and double glazed window to side elevation and door to rear courtyard.

First Floor Landing

Doors to bedroom 1, 3 and bathroom with stairs leading to bedroom 2.

Bedroom 1

15' 10" max x 14' 4" max (4.83m max x 4.37m max)
Double glazed window to front elevation, storage cupboard and radiator.

Bedroom 2

15' 11" max x 17' 4" max (4.85m max x 5.28m max)
Skylight windows to front and rear elevation, radiator and eaves storage.

Bedroom 3

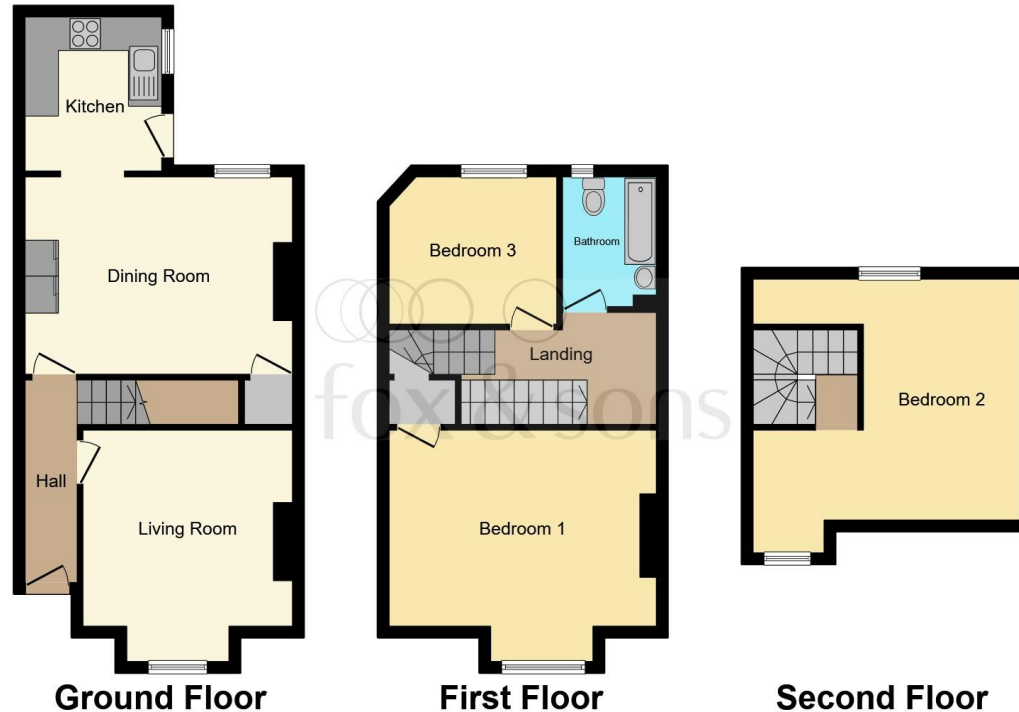
9' 2" max x 10' 7" max (2.79m max x 3.23m max)
Double glazed window to rear elevation and radiator.

Bathroom

A bath with mains shower, WC< pedestal sink and double glazed obscure window to rear elevation.

Rear Courtyard

Access from kitchen with gate to rear access lane and door to outdoor shed.



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

Glendower Road, Plymouth

- In Need Of Modernisation
- Three Bedrooms
- Rear Courtyard
- No Onward Chain
- Loft Room

Tenure: Freehold EPC Rating: D

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107936 - 0003

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.

fox & sons



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