



Woodford Avenue, Plymouth PL7 4QT

welcome to

Woodford Avenue, Plymouth

"FOUR BEDROOM SEMI-DETACHED HOUSE" There are four double bedrooms and a toilet to the guest bedroom. Bathroom upstairs with additional shower cubical. Separate lounge, dining room, kitchen, toilet and conservatory. Front and rear garden with a private driveway, carport & garage.



Entrance Hall

Double glazed door on entrance into an area for coats and shoes. Double glazed window to the front of the property and an aluminium glass door to the main entrance.

Lounge

13' 5" x 12' 5" (4.09m x 3.78m)

Central chimney breast with an electric fire. A radiator and a double glazed part bay window to the front of the property.

Dining Room

12' 9" x 11' (3.89m x 3.35m)

A central chimney breast with a storage cupboard. A radiator and a serving hatch through to the kitchen. Aluminium double glazed sliding doors to the conservatory.

Kitchen

9' 4" x 7' 4" (2.84m x 2.24m)

Matching wall and base units with work tops and an inset one and a half sink and drainer unit with mixer tap. Space for a gas cooker and a fridge freezer. A double glazed window to the rear and a double glazed door to the side of the Property.

Toilet

There is a w.c. and a double glazed frosted window to the side of the property.

Conservatory

11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed windows throughout and a pitched reflective roof with a central light and fan. A double glazed sliding door to the rear garden.

Landing

A slit level landing with an access hatch to the loft space, Doors to the bedrooms and bathroom.

Master Bedroom

13' 6" x 11' 7" (4.11m x 3.53m)

A double bedroom with reassess for two wardrobes, a radiator and a double glazed window to the front of the property.

Bedroom Two

12' 9" x 11' 6" (3.89m x 3.51m)

A double bedroom with built in storage with shelving and housing the boiler unit. A radiator and a double glazed window to the rear of the property.

Bedroom Three

15' x 10' (4.57m x 3.05m)

A double bedroom with a radiator and two double glazed windows to the front of the property.

Bedroom Four

11' 5" x 7' (3.48m x 2.13m)

A double bedroom with a cupboard with shelving and a radiator. Sliding door to the toilet and a double glazed window to the rear of the property.

Bedroom For Toilet

A white suit comprising of a pedestal wash hand basin and a w.c. An extractor fan and a fixed frosted window to allow light.

Bathroom

Matching white suit comprising of a panel bath, wash hand basin and a w.c. A shower cubical with an electric shower. A radiator and a double glazed frosted glass window to the rear of the property.

Driveway

Paved driveway with central shallow steps for one car leading to the carport.

Car Port

Space for two cars and leads to the garage.

Garage

25' 8" x 10' (7.82m x 3.05m)

An up and over door with electrics and lighting and two double glazed windows to the side and rear of the garage.

Front Garden

The front garden is set over three tiers with mainly chipping's and a mixture of shrubs and small trees.

Rear Garden

Fully enclosed rear garden with access for the carport and also the conservatory. There is a paved patio area and a path to the end of the garden that has an additional patio area with a pergola above. The garden is mainly laid to lawn with raised flower beds to three sides, a mixture of flowers and shrubs. There is a mature pear tree.



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welcome to

Woodford Avenue, Plymouth

- Four Bedroom Semi Detached House Woodford Ave
- Separate Kitchen, Lounge, Dining Room
- Four Double Bedrooms
- Down Stairs Toilet & Conservatory
- Front & Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in the region of

£328,000



Total floor area 153.2 sq.m. (1,650 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP103722 - 0008

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