



Libra Avenue, Sherford Plymouth PL9 8FJ

welcome to

Libra Avenue, Sherford Plymouth

This Georgian style home which currently has 3 years NHBC remaining is arranged over three stories and features double glazed sash windows. There is a spacious downstairs WC, Open plan kitchen/diner with integral appliances, fully enclosed rear garden, and a garage with a private parking space!



Entrance Hall:

Obscured double glazed window to front elevation. Double glazed obscured door to front elevation. Radiator. Space for understairs storage. Built in storage cupboard also housing Megaflo Eco Systemfit Unvented Cylinder.

Bedroom 4/Study:

11' 4" Into Bay x 8' 7" Max (3.45m Into Bay x 2.62m Max)
Double glazed sash bay window to front elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring.

Downstairs Wc:

Low level WC. Wash hand basin with splashback tiling. Radiator. Dado rail. Extractor fan. Plain plastered walls and ceiling.

Kitchen/Diner:

14' 11" x 11' 1" (4.55m x 3.38m)
Fitted kitchen with wall and base level units. 1 1/2 bowl stainless steel sink drainer with mixer tap over. Double glazed window to rear elevation with garden view. Integrated five ring hob with cooker-hood over. Integrated double electric oven. Integrated dishwasher. Integrated washer dryer. Integrated fridge and fridge freezer. CH boiler discretely housed within wall unit. Within the breakfast dining area you have double glazed French doors to rear elevation that lead directly out to the private and fully enclosed rear garden. Radiator. Plain plastered walls and ceiling. Insert spotlighting. Tiled flooring. Door leading to entrance hall.

Mid-Landing:

Double glazed sash windows to front elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring. Stairs leading to top level.

Lounge:

14' 11" Max x 12' 10" Max (4.55m Max x 3.91m Max)
Two double glazed windows to rear elevation with garden view. Two radiators. TV and Telephone point. Plain plastered walls and ceiling. Carpeted flooring.

Bedroom Three:

14' 4" Into Bay x 8' 4" Max (4.37m Into Bay x 2.54m Max)
Double glazed sash bay window to front elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring.

Top Floor Landing:

Plain plastered walls and ceiling. Carpeted flooring. Access to loft.

Master Bedroom:

12' 10" x 9' 10" (3.91m x 3.00m)
Double glazed window to rear elevation with garden view. Radiator. Plain plastered walls. Carpeted flooring. Door leading to Ensuite.

Ensuite To Master:

Obscured double glazed window to rear elevation. Low level WC. Wash hand basin with mixer tap over. Walk-in shower cubicle with the shower running off the mains supply. Heated towel rail. Plain plastered walls and ceiling. Extractor fan. Partly tiled. Insert spotlighting. Tiled flooring.

Bedroom Two:

15' Into recess x 8' 8" Max (4.57m Into recess x 2.64m Max)
Two double glazed sash windows to front elevation. Radiator. Large built in storage cupboard with rail within. Plain plastered walls. Carpeted flooring.

Upstairs Bathroom:

Bath with mixer taps. Shower over-head running off mains supply. Wash hand basin with mixer tap over. Low level WC. Heated towel rail. Partly tiled. Plain plastered walls and ceiling. Extractor fan. Insert spotlighting. Tiled flooring.

Rear Garden:

Fully enclosed rear garden by way of fence paneling. Double glazed French doors from kitchen/diner lead directly onto initial patio area. This then naturally leads up to the raised decked seating area. There is also a well manicured lawned area with a boarder for flower and shrub planting. Wooden secure gate to the rear elevation providing access to both the garage and privately owned parking space.

Private Garage & Parking:

19' 8" x 9' 8" (5.99m x 2.95m)
The garage is privately owned and has been boarded for additional storage space. It is accessed via an up and over door. Directly in front of the garage is one private parking space.



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welcome to

Libra Avenue, Sherford Plymouth

- STILL UNDER NHBC WARRANTY
- GEORGIAN STYLE PROPERTY
- ARRANGED OVER THREE FLOORS
- COUNCIL TAX - D
- PRIVATE GARAGE AND PARKING SPACE

Tenure: Freehold EPC Rating: B

offers in excess of

£300,000



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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