



Leo Avenue, Sherford Plymouth PL9 8GJ

welcome to

Leo Avenue, Sherford Plymouth

*** NO CHAIN ***

A fantastic opportunity to purchase this 3/4 BEDROOM mid terraced home in SHERFORD. Situated over THREE FLOORS, this property is MODERN throughout and offers FLEXIBLE LIVING with the benefit of STUDY with a DOWNSTAIRS WC. Call Fox & Sons today to arrange your viewing!



Entrance Hall

Tiled flooring, access to the the study/bedroom 4, downstairs WC and kitchen/diner with a radiator and storage cupboard.

Kitchen/Diner

14' 11" x 11' 1" (4.55m x 3.38m)

A modern kitchen with wall and base units, integrated fridge freezer, dish washer, washing machine and electric oven. A sink drainer, double glazed window to rear and patio doors leading to the rear garden.

Study/Bedroom 4

8' 7" x 9' 10" (2.62m x 3.00m)

Double glazed window to front elevation and radiator.

Wc

WC, pedestal sink, radiator and extractor fan.

First Floor Landing

Access to the lounge and bedroom 3, double glazed window to front elevation and a radiator.

Lounge

15' x 12' 4" (4.57m x 3.76m)

Two double glazed windows to front elevation and two radiators.

Bedroom 3

12' 9" x 8' 4" (3.89m x 2.54m)

Double glazed window to front elevation and radiator.

Second Floor Landing

Doors to bedrooms 1 and 2 and the bathroom.

Bedroom 1

10' 8" max x 9' 10" max (3.25m max x 3.00m max)

Double glazed window to rear elevation, radiator and door to ensuite.

Ensuite

Shower, towel radiator, WC, pedestal sink and extractor fan.

Bedroom 2

15' max x 6' 10" max (4.57m max x 2.08m max)

Double glazed window to rear elevation and radiator.

Bathroom

A bath with mains shower, pedestal sink, WC, towel radiator and extractor fan.

Rear Garden

A low maintenance rear garden mostly artificial grass, raised seating area to rear, fence surround and path leading to access to the garage.

Garage

Up/over door access, parking space to front and rear access to the garden.



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welcome to

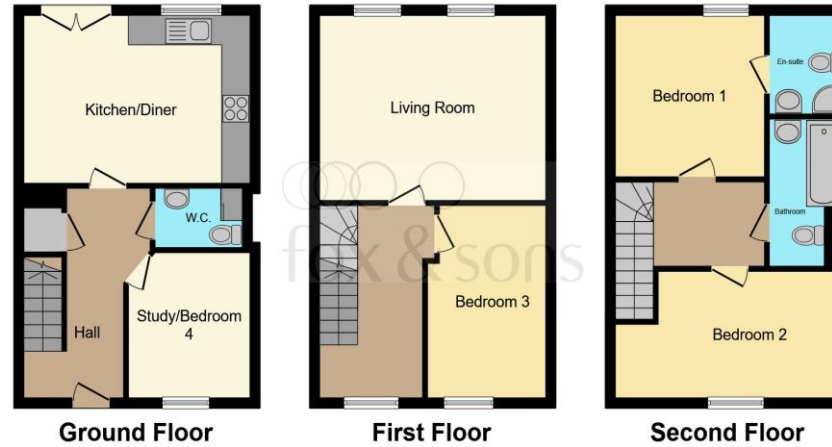
Leo Avenue, Sherford Plymouth

- 3/4 Bedrooms
- Modern Throughout
- Low Maintenance Rear Garden
- Garage
- Parking Space

Tenure: Freehold EPC Rating: B

offers in the region of

£315,000



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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Property Ref:
PYP104188 - 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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