





welcome to

Hickory Drive, Plymouth

*** NO ONWARD CHAIN ***

A fantastic opportunity to purchase this TWO BEDROOM, SEMI-DETACHED home with an ENCLOSED and LEVEL rear garden, DRIVEWAY for two vehicles and walking distance to local SCHOOLS and SHOPPING CENTRE. Call Fox & Sons today to arrange your viewing!

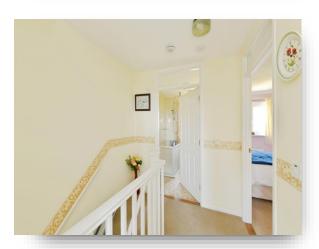












Entrance Hall

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

Lounge

10' 1" max x 14' 4" max (3.07m max x 4.37m max) Double glazed window to front elevation, storage cupboard, radiator and door to kitchen.

Kitchen

13' 6" x 11' (4.11m x 3.35m)

Wall and base units, space for a washing machine, fridge freezer, oven and a dining table. Back door opening to the rear garden, storage cupboard and double glazed window to rear elevation.

First Floor Landing

Access to both bedrooms, bathroom and a storage cupboard.

Bedroom 1

13' 5" $\max x$ 10' $\max (4.09m \max x 3.05m \max)$ Two double glazed windows to front elevation, radiator and two storage cupboards.

Bedroom 2

 8° 3" x 13' 6" (2.51m x 4.11m) Double glazed window to rear elevation and radiator.

Shower Room

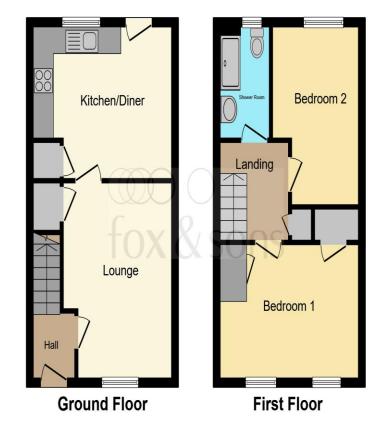
Walk in electric shower, WC, sink, radiator and double glazed obscure window to rear elevation.

Rear Garden

An enclosed level rear garden which is mostly lawn, with a patio seating area to front.

Driveway

This property benefits from a driveway suitable for two vehicles.



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





welcome to

Hickory Drive, Plymouth

- No Onward Chain
- Semi-detached
- Enclosed Level Rear Garden
- Driveway For Two Vehicles
- Walking Distance To Glen Park Primary School & Chaddlewood Shopping Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£220,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PYP104380



Property Ref: PYP104380 - 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.





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