



Wolverwood Lane, Plymouth PL7 1PD

welcome to

Wolverwood Lane, Plymouth

*** LOFT ROOM + NO ONWARD CHAIN ***

A fantastic opportunity to purchase this SEMI-DETACHED home in PLYMPTON which has HUGE POTENTIAL. This home offers THREE BEDROOMS, a separate LOUNGE, a LOFT ROOM and SPACIOUS rear garden with an OUTDOOR SHED and is to be sold with NO ONWARD CHAIN!



Entrance Hall

Door to the lounge, kitchen, radiator, double glazed window to side elevation and stairs to first floor.

Lounge

12' 7" max x 12' 4" max (3.84m max x 3.76m max)
Double glazed window to front elevation, radiator and stone fireplace surround.

Kitchen/Diner

18' 8" max x 9' 2" max (5.69m max x 2.79m max)
Matching wall and base units, space for a dining table, storage cupboard, door to conservatory and two double glazed windows to rear elevation.

Side Conservatory

9' 8" x 5' 1" (2.95m x 1.55m)
Double glazed surround and door to rear garden.

First Floor Landing

Doors to all three bedrooms, bathroom and stairs to the loft room.

Bedroom 1

13' 1" max x 12' 5" max (3.99m max x 3.78m max)
Double glazed window to front elevation and radiator.

Bedroom 2

10' 6" max x 5' 6" max (3.20m max x 1.68m max)
Double glazed window to rear elevation, radiator and boiler.

Bedroom 3

8' 7" x 7' 3" (2.62m x 2.21m)
Double glazed window to front elevation and radiator.

Bathroom

Bath with electric shower, pedestal sink, wc, radiator and double glazed obscure window to rear and side elevation.

Loft Room

11' 1" max x 11' 3" max (3.38m max x 3.43m max)
Stairs from the first floor landing, to separate landing and door to the loft room with a double glazed window to side elevation and eaves storage.

Front Garden

Steps down to the front door, tiered lawn area and gate to side garden.

Rear Garden

A two tier rear garden with a level lawn area and steps down to patio, with an outdoor shed.



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Wolverwood Lane, Plymouth

- Loft Room
- Potential To Improve
- Spacious Rear Garden
- Outdoor Shed
- Easy Links To Sherford & A38

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in the region of
£210,000



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:
PYP104402 - 0002

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