



Ferndale Avenue, Plymouth PL2 2EJ

welcome to

Ferndale Avenue, Plymouth

This spacious three bedroom period property is set over three floors and features a private hardstand to the rear, utility room, and sizable kitchen/breakfast room. It is close to Plymouth's renowned Dockyard, reputable schools, local amenities and bus routes! In addition, there is no onward chain!



Entrance Porch:

Obscured door to front elevation. Double glazed window to front elevation. Dado rail. Tiled flooring.

Entrance Hall:

Obscured single glazed door to front elevation. Dado rail. Radiator. Entrance hall flooring is of solid oak with brushed non slip finish.

Lounge:

13' 9" Into Bay x 12' 6" Max (4.19m Into Bay x 3.81m Max)
Double glazed sash bay window to front elevation. Fireplace which features a back boiler to run central heating (4 radiators) plus hot water tank with surround. Plain plastered walls and ceiling. Picture rail. Solid oak flooring with brushed non slip finish. Feature ceiling rose and ceiling detailing.

Dining Room/Bedroom 3:

12' 8" x 10' 3" Max (3.86m x 3.12m Max)
Double glazed window to rear elevation. Dado rail. Radiator. Carpeted flooring. Airing cupboard.

Kitchen/Breakfast Room:

11' 11" x 9' 9" Max (3.63m x 2.97m Max)
Fitted kitchen with wall and base level units. Double glazed window to rear elevation. 1 1/2 bowl resin composite sink drainer with mixer tap over. Integrated electric hob and integrated electric oven with separate grill. Space for fridge. Wall lighting.

Half Landing:

Sliding door to shower room. Stairs that lead down to both kitchen breakfast room and utility. Carpeted flooring.

Top Floor Landing:

Double glazed window to rear elevation. Dado rail. Access to loft. Carpeted flooring.

Master Bedroom:

13' 10" Plus wardrobe recess x 10' 11" (4.22m Plus wardrobe recess x 3.33m)
Two double glazed sash windows to front elevation. Wall to wall built in wardrobe with sliding doors.

Radiator. Carpeted flooring.

Bedroom Two:

12' 10" x 10' 4" Max (3.91m x 3.15m Max)
Double glazed window to rear elevation. Wash hand basin with vanity and mixer tap. Picture rail. Radiator. Ceiling rose. Laminate flooring.

Lower Level Landing:

Understairs storage space. Tiled flooring. Dado rail. Electric meter.

Shower Room:

Dual aspect double glazed windows to side and rear elevations. Wash hand basin with mixer tap over and built in vanity unit. Shower cubicle with shower running off mains supply. Bidet. Low level WC. Heater. Laminate flooring. Extractor fan.

Utility Room:

8' 8" x 7' 4" (2.64m x 2.24m)
Double glazed window to rear elevation. Obscured double glazed door to side elevation leading out to both garden and hardstand. Worktop and base level unit. Stainless steel sink drainer. Space and plumbing for both washing machine and dishwasher. Tiled flooring.

Rear Garden:

The rear garden is fully enclosed with security grills on lower windows and door. The garden has a low maintenance design.

Off Road Parking:

There is an option for off road parking as this property features a hardstand to the rear with double bi-fold steel security gates.



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Ferndale Avenue, Plymouth

- NO ONWARD CHAIN
- SET OVER THREE FLOORS
- COUNCIL BAND A
- SECURE HARDSTAND TO THE REAR
- THREE SIZABLE BEDROOMS

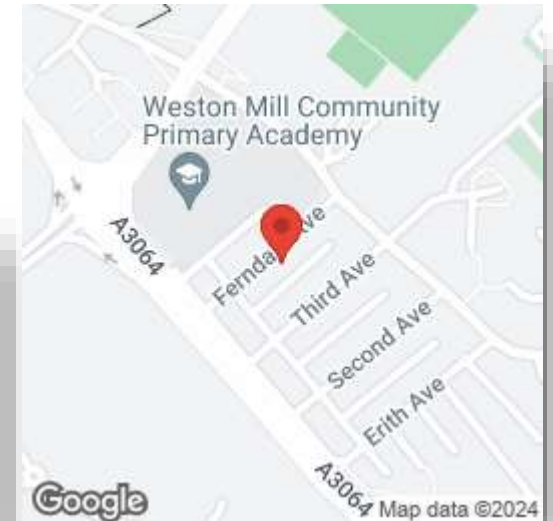
Tenure: Freehold EPC Rating: G

offers in excess of

£175,000



*This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any land from areas), quantities and orientations are approximate. The details are guaranteed. This cannot be relied upon for any purpose not intended for part of any agreement. The liability is taken by any client, contractor or measurement. It party must rely upon their measurements. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBX106056 - 0005

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