





# welcome to

# **Instow Walk, Plymouth**

Fox and Sons are pleased to present this two bedroom end of terrace home set in a popular location with garage and sun trap garden. Modern in presentation throughout this home has the added bonus of a conservatory that can be used as a dining room and contains a downstairs WC.













#### **Entrance Porch**

Upvc front entrance door, Double glazed windows to the front and side, Space for shoes

#### **Entrance Hall**

Radiator, Stairs to 1st floor, Under stair storage cupboard, Storage cupboard housing meters, Opening to kitchen, Door to lounge.

#### Kitchen

8' 6" x 11' 9" max ( 2.59m x 3.58m max ) Double glazed window to the front, High gloss wall and base units, square edge marble effect worktops,Integrated fridge/freezer, oven and gas hob with an extractor over. Space for washing

machine and dish washer, Tiled to principle areas,

Wall mounted unit housing the boiler.

## Lounge

12' 4" x 14' 9" ( 3.76m x 4.50m )

Obscure double glazed window to the side elevation, Sliding patio doors into the conservatory, Radiator.

## Conservatory

9' 7" x 9' 1" ( 2.92m x 2.77m )

Double glazed roof ceiling, double glazed windows to the rear, Upvc door to rear garden, Storage cupboard, Door to downstairs WC.

### **Bedroom 1**

14' 9" x 8' 9" ( 4.50m x 2.67m ) Dual double glazed windows to the front, Radiator

#### **Bedroom 2**

11' 8" x 8' 2" ( 3.56m x 2.49m )

Double glazed window to the rear, Radiator, Storage cupboard.

## **Bathroom**

7' 2" x 8' 7" ( 2.18m x 2.62m )

Walk in shower with wall mounted mixer shower, Vanity sink, Low level Wc, Heated towel rail, Fully tiled, Dual ceiling windows.

### **Front Garden**

Low maintenance garden that's mainly laid to stone chipping's.

#### **Rear Garden**

Patio seating area with path leading to rear gate that leads to the garage. South facing with wall and fence border.

### Garage

Single garage located to the rear.





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- TWO DOUBLE BEDROOMS
- MODERN IN PRESENTATION THROUGHOUT
- DOWNSTAIRS WC
- **COUNCIL TAX BAND A**
- **GARAGE**

Tenure: Freehold EPC Rating: D

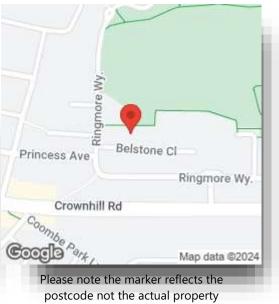
£190,000











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