



Erith Avenue, Plymouth PL2 2EG

welcome to

Erith Avenue, Plymouth

Fox and Sons are delighted to present this two bedroom home to the market. Modernised throughout and conveniently located in the popular residential location of Weston Mill, the property benefits from two receptions, being modernised throughout and two double bedrooms !



Entrance Hall

Stairs to first floor, radiator, overhead cupboard unit housing electric metre.

Lounge

14' 4" into bay x 11' 4" MAX (4.37m into bay x 3.45m MAX)

Front facing double glazed window, feature gas fireplace with surround.

Dining Room

11' 4" x 9' 2" max (3.45m x 2.79m max)

Double glazed window to the rear, radiator.

Kitchen

9' 1" x 8' 7" (2.77m x 2.62m)

Double glazed window to the side, upvc door leading to rear garden, wall and base units and roll top work surface, stainless steel sink and drainer, gas hob, electric oven, space for fridge freezer and washing machine.

Landing

Obscured double glazed window to the rear to the half landing, loft access.

Bedroom 1

15' 1" MAX x 11' 2" (4.60m MAX x 3.40m)

Double glazed window to the front, radiator.

Bedroom 2

11' 4" x 9' 4" MAX (3.45m x 2.84m MAX)

Double glazed window to the rear, radiator.

Bathroom

Obscured double glazed window to the side and rear, bath with mixer shower attached, pedestal sink, low level wc, radiator, storage unit housing combi boiler.



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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welcome to

Erith Avenue, Plymouth

- TWO DOUBLE BEDROOMS
- MODERNISED THROUGHOUT
- POPULAR AND CONVENIENT RESIDENTIAL LOCATION
- GOOD SIZED REAR COURTYARD
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: Awaited

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBX106276 - 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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