



**Phelps Road, Plymouth, PL1 4FY**



**welcome to**

## **Phelps Road**

This is a MID TERRACE HOUSE with TWO BEDROOMS, FRONT & REAR GARDENS.

The property has GAS CENTRAL HEATING, DOUBLE GLAZING and A SHED.

Well presented throughout - viewing highly recommended call us now to avoid missing out 01752 367232.



### Courtyard Front Garden

The courtyard front garden is gated with railings.  
Front door leading into:-

### Entrance Hall

Stairs to the first floor, plain plastered walls and plain plastered ceiling.  
Doors leading to:-

### Kitchen

10' x 5' 11" ( 3.05m x 1.80m )

A range of wall and base level units with roll top work surfaces, one and a half bowl stainless steel sink with drainage board and mixer tap over.  
Integrated oven, four ring gas hob, stainless steel splash back, cooker hood over.  
Wall mounted boiler, space for a large fridge freezer, plumbing for a washing machine and dishwasher.  
Radiator, plain plastered walls and plain plastered ceiling.  
Double glazed window to front elevation.

### Ground Floor W.C

Low level WC, pedestal sink with splash back tiles.  
Radiator, plain plastered walls and plain plastered ceiling incorporating extractor fan.

### Lounge

12' 5" x 12' 8" ( 3.78m x 3.86m )

Door to under stairs cupboard, paint plastered walls, radiator, paint plastered ceiling  
Double doors leading to the rear garden.

### Stairs To First Floor

### Landing

Doors leading to:-

### Bedroom One

8' 8" x 12' 8" ( 2.64m x 3.86m )

Double glazed windows to the rear elevation.  
Radiator, plastered walls and plain plastered ceiling.

### Bedroom Two

8' 4" x 12' 9" Max ( 2.54m x 3.89m Max )

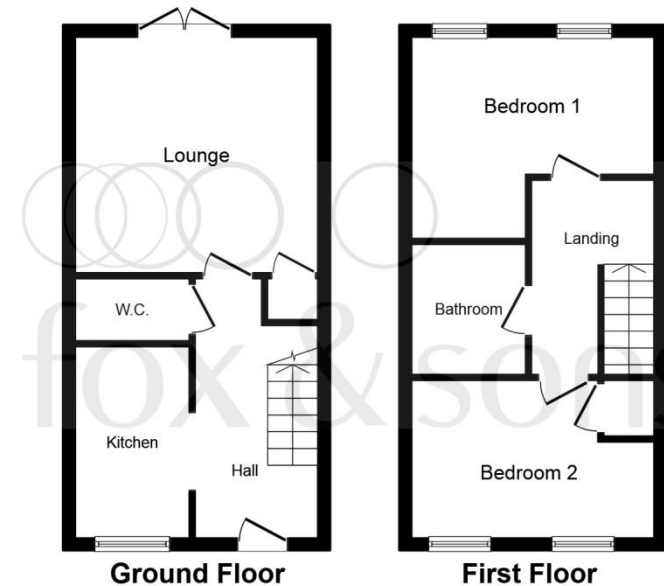
Double glazed windows to the front elevation.  
Radiator, over stairs cupboard with boiler.  
Plastered walls and plain plastered ceiling.

### Bathroom

A three piece suite comprising: Panel bath with shower and glass splash screen, pedestal sink, low level WC.  
Radiator, tiled to principal areas and plain plastered walls.  
Plain plastered ceiling incorporating extractor fan.

### Rear Garden

The garden is mainly laid to decking and artificial grass, enclosed to the side with rear access, storage area and shed.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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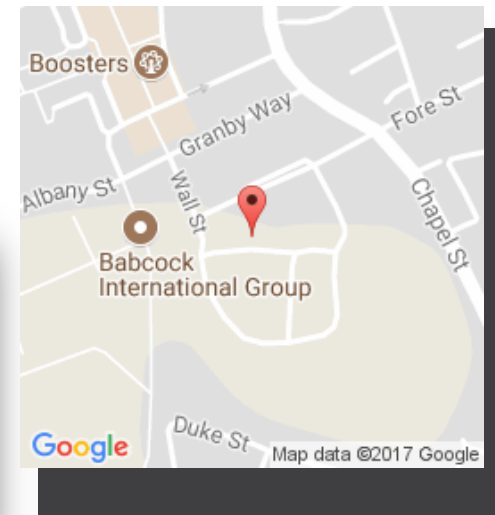
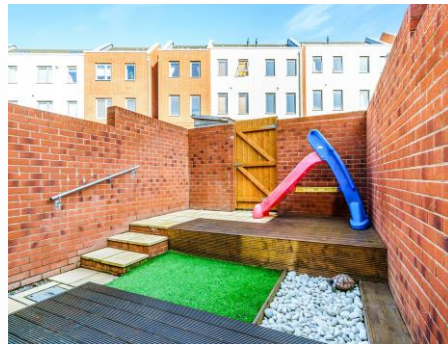


## welcome to Phelps Road

- MID TERRACE HOUSE
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: B

**Guide Price**  
**£150,000 - £160,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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