



Falcon

01752 600444

14 Braddons Hill

Plympton, Plymouth, PL7 4RU

Guide Price £160,000 - £170,000





In Brief

Good sized 2 bed 1950's semi with lovely garden in need of upgrading & modernisation

Reception Rooms Large living room & Kitchen / Diner

Bedrooms 2 bedrooms

Heating Gas central heating

Area 775 sq ft

Tenure Freehold

Parking Shared driveway plus single garage.

Council Tax B

Description

Located in this fabulous and established residential area is this 1950's built 2 bedroomed semi detached family home. The property has been with the current owner for approximately 40 years and does now require upgrading / modernisation with some TLC as well but will make a lovely family home.

Off the entrance hallway you have a good sized living room at the front and a large kitchen / diner to the rear. Off the kitchen area there is a small conservatory to the rear that leads out to the rear garden. Off the first floor landing there are two bedrooms and a bathroom.

The property comes with gas central heating and upvc double glazing. The rear garden is a really good size and mostly laid to lawn with a patio seating area. There is a shared driveway that runs up the side of the house leading to the single garage.

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Floor Plans

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |

