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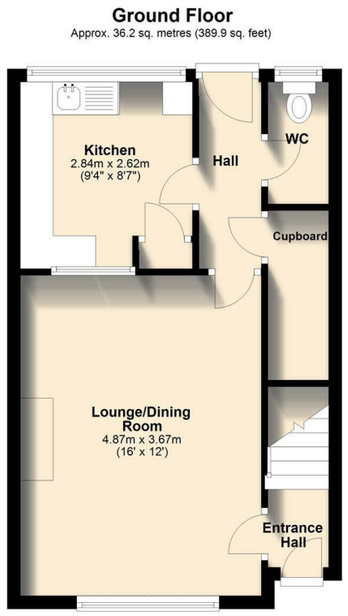
Opening Hours

Monday-Friday
9.15am-5.30pm
Saturday
9.00am-4.00pm

(Central Plymouth Office Only)

Our Property Reference:
19817593

Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. we strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. should you decide to use them you should know that we may receive a referral fee of between £30 - £100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. Neither Plymouth Homes Estate Agents nor any of it's employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these

PLYMOUTH HOMES ESTATE AGENTS









- CENTRALLY LOCATED
- TWO BEDROOMS
- TWO RECEPTIONS
- FIRST FLOOR BATHROOM
- DOUBLE GLAZING
- NO ONWARD CHAIN
- ENERGY RATING: BAND C

78 Browning Road, Milehouse, Plymouth, PL2 3AP

We feel you may buy this property because....

'Of the potential on offer and the secluded position.'

£187,000

www.plymouthhomes.co.uk

Number of Bedrooms
2

Property Construction
Add text here

Heating System
Add text here

Water Meter
Add text here

Parking
Add text here

Outside Space
Add text here

Council Tax Band

Council Tax Cost 2021/2022
Full Cost: Add text here
Single Person: Add text here

Stamp Duty Liability
First Time Buyer: Add text here
Main Residence: Add text here
Second Home of Investment Property: Add text here

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing

This well-presented home is being offered to the market with no onward chain. The accommodation comprises lounge/dining room, downstairs WC, Kitchen, two bedrooms and bathroom. Externally the property has an enclosed rear garden and a garage. Further benefits include double glazing and gas central heating. An internal inspection can be highly recommended.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE
Entry is via a uPVC door opening into the entrance hall.

ENTRANCE HALL
With radiator, stairs rising to the first-floor landing.

LOUNGE/DINING ROOM
15'11" x 12'0"
With double glazed window to the front, feature fireplace, radiator.

KITCHEN
9'3" x 8'7"
Fitted with a matching range of base and eye level units with worktop space above, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, space for fridge/freezer, space for cooker, plumbing for washing machine, double glazed window to the rear, radiator, storage cupboard.

HALL
With storage cupboard, door to garden, door to:

DOWNSTAIRS WC
6'1" x 3'0"
With obscure double-glazed window to the rear and fitted with a low level WC, radiator.

FIRST FLOOR

LANDING
With access to both bedrooms and bathroom.







BEDROOM 1
12'0" x 10'11"
A double sized bedroom with double glazed window to the front, storage cupboards, radiator.

BEDROOM 2
12'8" x 8'9"
A further double sized bedroom with double glazed window to the rear, storage cupboard housing the wall mounted boiler serving the heating system and domestic hot water, radiator.

BATHROOM
Fitted with three piece suite comprising panelled bath, wash hand basin with shower over and low-level WC, tiled splashbacks, window to rear, radiator, access to loft space.

OUTSIDE:

FRONT
The front of the property is approached via a pathway with a low maintenance front garden.

REAR
15'11" x 12'6"
The rear opens to an enclosed garden measuring approximately 16’05" x 29’08" and comprising paved patio and lawned area with a gate giving rear access.

GARAGE
At the bottom of the garden there is a single garage facing the rear service lane.

AGENT’S NOTE
These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

