



42 WARREN STREET

PLYMOUTH, PL2 1RQ

£250,000
FREEHOLD

A double fronted 3/4 bedroom period terrace property situated in the popular Morice Town, Plymouth. Accommodation comprises lounge/diner, family room/bedroom 4, 3 double bedrooms, a bathroom and shower room. Benefitting from gas central heating, uPVC double glazing and a rear courtyard. A credit to its current owner a viewing come highly recommended.



42 WARREN STREET

- Period Terrace Home
- 3/4 Bedrooms (3 doubles)
- Lounge/Diner
- Modern Fitted Kitchen
- Bathroom & Shower Room
- Courtyard Garden



Entrance:

Via part glazed door into:

Entrance Porch:

Space for coat hanging and further door into:

Hallway:

Doors to downstairs rooms, stairs to first floor, door to storage under stairs and uPVC double glazed door to the rear courtyard.

Lounge/Diner: 7.70m x 3.54m (25'3" x 11'7")

Dual aspect room with uPVC double glazed windows to the front and rear. Feature fireplace and radiator.

Family Room/Bedroom 4: 3.73m x 3.06m (12'2" x 10'0")

uPVC double glazed window to the front, radiator and door to fitted cupboard in recesses.

Kitchen: 3.76m x 2.70m (12'4" x 8'10")

uPVC double glazed window to the rear. Wall and floor mounted matching units with stone worktops and under counter sink. Built-in induction hob with extractor over and double eye level ovens, Integrated dishwasher and fridge/freezer.

First Floor Landing:

uPVC double glazed window to the rear on half landing and doors to upstairs rooms.

Bedroom 1: 3.92m x 3.85m (12'10" x 12'7")

uPVC double glazed window to the front and radiator.

Bedroom 2: 3.85m x 3.70m (12'7" x 12'1")

uPVC double glazed window to the front and radiator. Built in cupboards into recesses.

Bedroom 3: 3.77m x 2.99m (to chimney) (12'4" x 9'9" (to chimney))

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC obscure double glazed window to the rear. Tiling to all walls, suite comprising panelled bath, pedestal wash hand basin and low flush W.C.

Shower Room

Shower cubicle with glazed screen, low flush saniflo W.C and pedestal wash hand basin. Tiling to splash backs and to shower area and radiator.

Outside:

To the front of the property is a central path to the front door and garden area either side with mature shrubs and bushes. To the rear is a courtyard garden with raised flower borders and a door to the utility shed. Further door giving access to the rear service lane.

Utility Store:

Part glazed uPVC double glazed door. Plumbing to washing machine and storage space.

Additional Information:

Construction - Standard

Council Tax - Band B - £1808.67

Parking - On Street Parking

Flood Risk - Very Low

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Total Area: 121.5 m² ... 1308 ft²





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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