



**97 UNDERWOOD ROAD, PLYMPTON**  
PLYMOUTH, PL7 1TA

**£170,000**  
**FREEHOLD**

A period mid terraced property requiring some modernisation and redecoration. The house comprises of lounge, dining room and kitchen and two double bedrooms as well as a first floor bathroom. Benefits include GCH, double glazing and a private rear garden. Offered with no chain, a viewing is highly recommended.



# 97 UNDERWOOD ROAD

- Period Terraced House
- 2 Bedrooms and Upstairs Bathroom
- Lounge, Dining Room, Kitchen
- Gas CH, Double Glazing
- Gardens
- Requires Some Modernisation
- No Onward Chain



## Entrance:

Glazed door into:

## Hallway

Stairs to first floor, understairs cupboard and doorways off to:

Lounge: 3.57m x 3.5m (11'8" x 11'5")

(into alcove). Window to the front, radiator, feature fire surround and dwarf cupboards to alcoves

Dining Room: 3.61m x 2.83m (11'10" x 9'3")

(into alcove). Cupboard to one alcove, window to the rear.

Kitchen: 3.41m x 2.07m (11'2" x 6'9")

Range of kitchen units with work surfaces over. Built in oven, gas hob and extractor. Plumbing for washing machine. Wall mounted combination boiler supplying the central heating and hot water systems. Windows to two elevations and door to side.

## Landing:

Stairs to main landing door to:

## Bathroom:

Panelled bath with electric shower over, wash hand basin and low level wc with recessed cistern. Radiator and window to the rear.

## Landing:

Access to loft space. Doors to:

Bedroom 1: 4.59m x 3.49m (15'0" x 11'5")

Cupboard to one alcove, radiator and window to the front.

Bedroom 2: 3.61m x 2.82m (11'10" x 9'3")

(Into alcove). Cupboard to one alcove, feature fire surround, radiator and window to the rear.

## Garden

To the side of the tenement is a concrete patio area. Steps lead down through garden. The garden is in two sections. There is also a timber built shed.

## Additional Information:

Council - PCC

Council Tax Band - B - £1808.67 (2025/26)

Construction - Solid Wall


Parking - Street (First Come First Served)

Services - All Mains

# UNDERWOOD ROAD, PLYMPTON





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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