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Offers In Region Of £225,000 FREEHOLD

A deceptively spacious, three bedroom family home, lounge and separate kitchen/diner, utility/store room, modern shower room, double glazing & central heating.

DURHAM AVENUE, ST. JUDES, PLYMOUTH

EPC - D



PROPERTY DETAILS

A charming three-bedroom family home located in the popular St. Judes area, offering spacious accommodation and plenty of character throughout. Conveniently located, within easy reach of the City Centre, local schools and transport links, this attractive home combines period charm with everyday practicality.

Featuring a bright bay-fronted lounge, generous kitchen/diner, useful utility/storeroom and a modern ground floor shower room. Upstairs offers two double bedrooms and a further single bedroom/home office. To the rear, the property benefits from a fully enclosed, low-maintenance courtyard garden, perfect for outdoor dining, entertaining or secure bike storage. This well-proportioned home is ideal for growing families or first-time buyers and must be viewed to appreciate the size and presentation of the property!

COUNCIL TAX BAND – B

Opaque double glazed wooden door to;

ENTRANCE VESTIBULE

Newly fitted wood laminate flooring, wood panel walls to dado height, opaque half glazed door to;

ENTRANCE HALL

A spacious entrance hall with wood panelling to one side, staircase to first floor with wooden balustrading, carved newell post and storage cupboards under, panelled radiator, newly fitted wood laminate flooring, doors lead off the entrance hall providing access to all ground floor rooms.

LOUNGE

15'1 into bay x 13'0 (4.59m x 3.96m)

Attractive fire surround with wooden mantle and marble hearth flanked by two shelved recess areas and storage cupboards, newly fitted wood laminate flooring, panelled radiator, UPVC double glazed bay window to front elevation, picture rail.

KITCHEN/DINING ROOM

13'8 x 10' 8 (4.15m x 3.25m)

The kitchen has been replaced by the current owners in recent years comprising a range of matt grey base and eye level storage cupboards with cup handles, wood worktops, inset single bowl single drainer sink unit with mixer tap, adjacent recess suitable for under counter washing machine and tumble dryer, integrated oven and 4 burner gas hob with extractor canopy over, brick effect grey tiled splashbacks, panelled radiator, newly fitted wood laminate flooring, space for an American style fridge freezer, UPVC double glazed window to rear elevation, ceiling spotlights.

UTILITY/STOREROOM

9'8 x 6'8 (3m x 2.1m)

Wood laminate flooring, opaque UPVC double glazed door and matching window to side elevation, built-in storage cupboard under stairs, door to;

SHOWER ROOM

7'10 x 6'6 (2.38m x 1.98m)

Having been tastefully updated by the current sellers since ownership. A modern fitted shower room with large walk-in shower with matt black grid shower screen and rainfall shower head, vanity wash hand basin, low level WC, heated towel rail, wood laminate flooring, opaque UPVC double glazed window to side elevation, extractor fan.

FIRST FLOOR

HALF LANDING

Panelled walling, UPVC double glazed window to rear elevation.

MAIN LANDING

Panelled walling to dado height, doors lead from the landing providing access to all first floor rooms.

BEDROOM ONE

15'1 into bay x 10'8 (4.59m x 3.25m)

Panelled radiator, two built-in wardrobes, UPVC double glazed bay window to front elevation, picture rail.

BEDROOM TWO

13'8 x 10'8 (4.15m x 3.25m)

Panelled radiator, UPVC double glazed window to rear elevation.

BEDROOM THREE

8'10 x 6'0 (2.70m x 1.82m)

Panelled radiator, UPVC double glazed window to front elevation, access to the loft space.

OUTSIDE

To the rear of the property is a paved courtyard, being fully enclosed, with a wooden pedestrian gate providing access onto the rear service lane.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

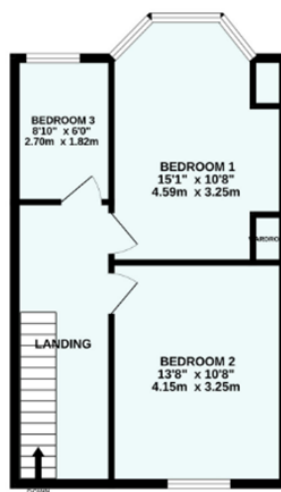
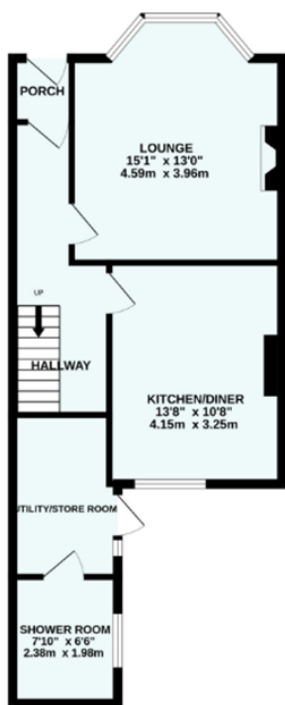
Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



GROUND FLOOR
533 sq. ft. (49.5 sq. m.) approx.

1ST FLOOR
452 sq. ft. (42.0 sq. m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

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