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£240,000 FREEHOLD

A charming three bedroom period mid-terraced property, situated in the popular residential area of St. Jude's. Boasting original period features, two spacious reception rooms, a modern bathroom, enclosed courtyard and no onward chain.

DURHAM AVENUE, ST JUDES, PLYMOUTH

EPC - C



PROPERTY DETAILS

A charming period property situated in the popular residential area of St. Judes, being offered to the market with no onward chain. This three bedroom mid-terraced house retains a number of it's original period features, including bay windows and high ceilings, adding character and charm throughout.

Notably, the property is larger than average, offering generous accommodation comprising two spacious reception rooms, including a welcoming lounge and separate dining room. The accommodation further benefits from three bedrooms (two doubles and one single), a modern family bathroom, UPVC double glazing and gas central heating. Combining traditional character with practical living space, this property presents an excellent opportunity for first time buyers and families. Early viewing is highly recommended to appreciate all that this charming period home has to offer!

COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

ENTRANCE PORCH

Wood panelled walling to dado height, tiled flooring, opaque half glazed door to;

ENTRANCE HALLWAY

Staircase to first floor with wooden balustrading, storage cupboard under, strip wood flooring, panelled radiator, dado rail, doors lead from entrance hall providing access to all ground floor rooms.

LOUNGE

14'10 x 12'6 (4.5m x 3.8m)

Ornate fire surround with wooden mantle over, panelled radiator, picture rail, coving to ceiling, UPVC double glazed bay window to front elevation.

DINING ROOM

11'9 x 9'9 (3.6m x 3m)

Ornate fire surround with adjacent built in storage cupboard with fitted shelves, panelled radiator, picture rail, coving to ceiling, UPVC double glazed window to rear elevation.

KITCHEN/BREAKFAST ROOM

15'1 x 9'6 (4.6m x 2.9m)

Well fitted with range of white shaker style base and eye level storage cupboards and quartz work tops, with inset Belfast sink, mixer tap, fitted range oven with glass splashback and extractor canopy over, ceramic tiled flooring, panelled radiator, extractor fan, ceiling spotlights, plumbing for washing machine, UPVC double glazed window to side elevation with matching UPVC double glazed door providing access to the rear courtyard.

FIRST FLOOR

HALF LANDING

Stairs to first floor and door to;

BATHROOM

10'2 x 4'0 (3.1m x 1.2m)

Modern white suite comprising double ended bath with central mixer tap and shower attachment, pedestal basin, walk-in shower, heated towel rail, low level WC, panelled radiator, fully tiled walls, ceiling spotlights, extractor fan, opaque UPVC double glazed window to rear elevation.

LANDING

Strip wood flooring, built in storage cupboard, all doors lead from the landing providing access to all first floor rooms.

MASTER BEDROOM

14'10 x 10'7 (4.5m x 3.2m)

Tiled fireplace, panelled radiator, built in storage cupboard, UPVC double glazed bay window to front elevation.

BEDROOM 2

12'6 x 9'10 (3.8m x 3m)

Strip wood flooring, panelled radiator, tiled fireplace with adjacent storage cupboard, wall mounted gas boiler providing hot water and central heating, UPVC double glazed window to rear elevation.

BEDROOM/STUDY

8'7 x 5'6 (2.6m x 1.7m)

Panelled radiator, strip wood flooring, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard surrounded by high block built walling and pedestrian gate providing access to rear service lane. There is a useful cold water tap.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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