



2 AUCTIONEERS CLOSE

PLYMOUTH, PL7 1AH

GUIDE: £190,000
FREEHOLD

A very nicely presented two bedroom coach house situated not far from the Ridgeway in Plympton, Plymouth. Accommodation comprises lounge/diner, kitchen/breakfast room, 2 double bedrooms and a bathroom. Benefits include gas central heating, uPVC double glazing and garage. Offered with no onward chain a viewing is highly recommended.



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- Two Bedroom Coach House
- Immaculate Throughout
- Lounge/Diner
- Kitchen/Breakfast Room
- Garage
- No Onward Chain



Entrance:

via part glazed door into:

Hallway:

Stairs to first floor:

Landing:

Doors to all rooms, door to storage cupboard and double doors to large storage area.

Lounge/Diner:

Two uPVC double glazed windows to the front and a further window to the side. Radiator and opening into:

Kitchen:

uPVC double glazed window to the side. Wall and floor mounted units with roll edge work tops, breakfast bar area and matching upstands. Stainless steel single drainer sink unit with mixer tap over, built in electric cooker with gas hob and extractor over. Spaces provided for fridge/freezer and washing machine.

Bedroom 1:

uPVC double glazed window to the front and radiator.

Bedroom 2:

uPVC double glazed window to the front. Door to storage cupboard and radiator

Bathroom:

uPVC obscure double glazed window to the rear. Shower cubicle with glazed screen and shower

boarding. Low flush W.C and pedestal wash hand basin and radiator.

Garage:

Metal up and over door.

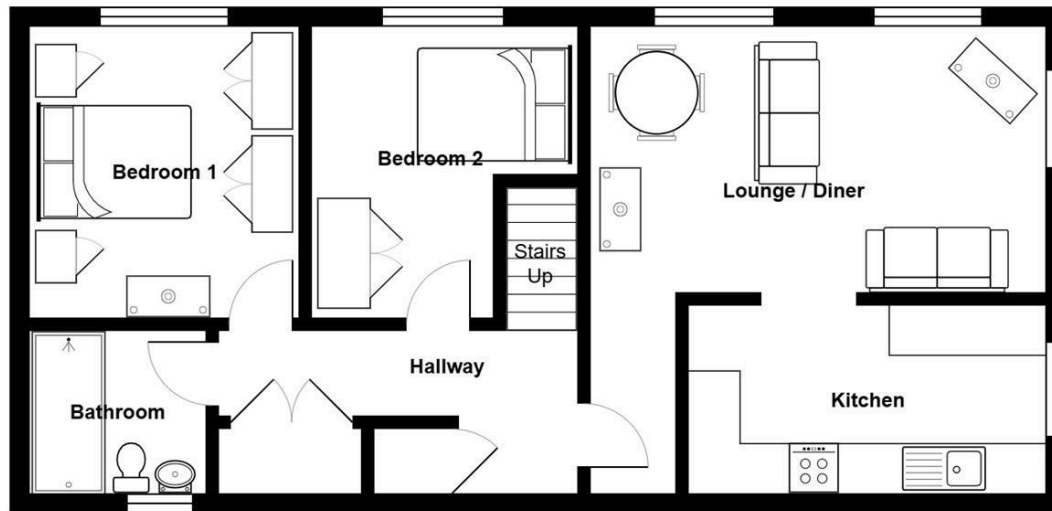
Additional Information:

Construction - Standard
Council Tax - B (£1808.67)

Parking - Garage

Flood Risk - Rivers & Sea - Low & Surface Water - Very Low

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Total Area: 66.4 m² ... 714 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(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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