

LAWSON
Estate Agency...Only Better



Goodwin Avenue, Southway, Plymouth
Plymouth

£230,000

A spacious three bedroom mid terrace property situated in a highly sought after location offering easy access to local amenities. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge/diner with access through to kitchen/breakfast room on the ground floor. On the first floor the landing leads to a modern family bathroom, separate w.c, three good sized bedrooms, bedroom one has the benefit of built in storage.

Externally to the front there is a paved driveway providing parking for two cars whilst at the rear there is well maintained garden. The property also benefits from PVCu double glazing and gas central heating. An internal viewing is highly recommended to truly appreciate this wonderful family home.

The living accommodation.
Approached through a PVCu double glazed front door to with side screen to.

ENTRANCE HALL

Stairs to first floor, access to.

LOUNGE/DINER

PVCu double glazed window to front. PVCu double glazed bay window to rear, radiator. This area is open plan with the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer one and a half bowl sink drainer unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine and dishwasher, tiled floor, understairs storage cupboard, PVCu double glazed windows to front and rear, PVCu double glazed door to rear garden

FIRST FLOOR LANDING

Doors to all first floor accommodation, access to loft, radiator, PVCu double glazed window to rear.

BEDROOM ONE

PVCu double glazed window to front, radiator, built in storage cupboard.

BEDROOM TWO

PVCu double glazed window to front, radiator.

BEDROOM THREE

PVCu double glazed window to rear, radiator.

BATHROOM

Matching suite comprising panelled bath with mixer tap and rain head shower attachment over, wash hand basin with storage under, fully tiled walls, tiled wall, extractor fan, PVCu double glazed frosted window to rear,.

SEPERATE WC

Comprising low level w.c, with built in wash hand basin, PVCu double glazed window to rear.

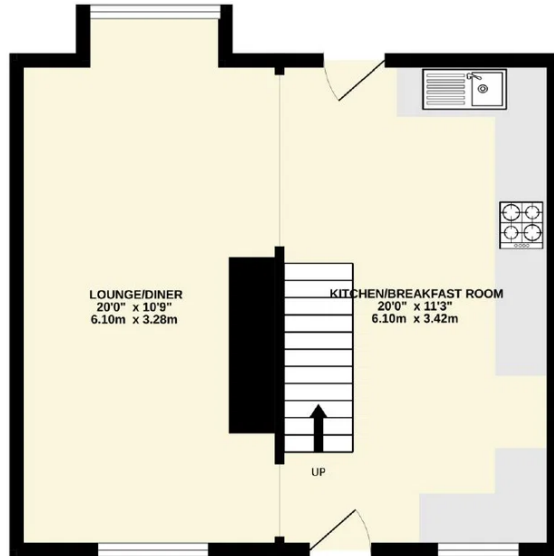
EXTERNALLY

Front- double width driveway providing parking for two cars leads to front door.

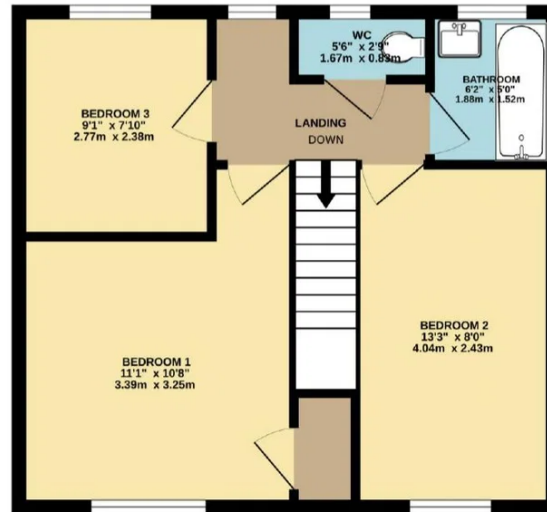
Rear- patio area leads to a level lawned garden which in turn leads to a further paved area with large timber shed to remain. The garden has colourful flower beds and borders and is enclosed by fence boundaries.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



OUTGOINGS PLYMOUTH

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2026/2027 is £1627.90 (by internet enquiry with Plymouth City Council). These details are subject to change.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage xxx, broadband connection xxx.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	



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