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£250,000 FREEHOLD

A well-presented, three bedroom terraced house, spacious lounge/diner, fitted kitchen, good sized conservatory, family bathroom, single garage and no onward chain.

CHELSON GARDENS, MAINSTONE, PLYMOUTH

EPC - C



PROPERTY DETAILS

A well-presented, three bedroom terraced house situated in the North of the city. Providing spacious accommodation, a conservatory, front and rear gardens and the added benefit of a garage, making this property the ideal home for families or first-time buyers. The property is conveniently located for a range of amenities, Derriford Hospital, schools, parks and transport links, with Plymouth City Centre and surrounding areas being easily accessible.

The accommodation comprises of a spacious entrance porch and entrance hall, comfortable lounge/dining room, fitted kitchen leading you through to the conservatory, which provides additional living space, and access to the rear garden. On the first floor, there are three bedrooms, two doubles and one single, and a family bathroom. Further benefits include double glazing, central heating and no onward chain.

COUNCIL TAX BAND – B

Opaque Upvc double glazed sliding door to;

ENTRANCE PORCH

With opaque glazed door and matching side screen to;

ENTRANCE HALL

Staircase to first floor with recess area under, radiator, doors lead from the entrance hall providing access to all ground floor rooms.

LOUNGE/DINING ROOM

24'2 x 10'4 max narrowing to 8'8 in dining area

(7.4m x 3.2m max narrowing to 2.7m in dining area)

Stone effect fireplace with inset coal effect fire, radiator, UPVC double glazed window to front elevation, dining area comprising of a panelled radiator, UPVC sliding patio doors to the conservatory and door to;

KITCHEN

10'1 x 7'2 (3.1m x 2.2m)

Well fitted with a range of beech effect base and eye level storage cupboards with inset 1 and a half bowl, single drainer sink unit and mixer tap, integrated dishwasher, space for upright fridge/freezer, space for oven with extractor canopy over, part-tiled walls, tile effect flooring, opaque UPVC double glazed door to conservatory and return door to entrance hall.

CONSERVATORY

14'7 x 8'5 (4.5m x 2.6m)

Panelled radiator, range of built-in storage cupboards housing tumble dryer and plumbing for washing machine, UPVC double glazed French doors provide access to the rear garden.

FIRST FLOOR

LANDING

With access to the loft space via a folding ladder and housing a gas boiler providing hot water and central heating. Built-in airing cupboard, doors lead from the landing providing access to all first floor rooms.

BEDROOM 1

12'7 x 7'8 (3.9m x 2.4m)

Full length fitted wardrobe unit with sliding doors, panelled radiator, further built in double wardrobe unit with hanging rail and storage shelf, UPVC double glazed window to front elevation.

BEDROOM 2

8'8 x 8'2 (2.7m x 2.5m)

Panelled radiator, built in double wardrobe, UPVC double glazed window to rear elevation.

BEDROOM 3

8'8 x 6'5 (2.7m x 2m)

Panelled radiator, built in storage cupboard over stairs with fitted shelving, UPVC double glazed window to front elevation.

BATHROOM

White suite comprising panelled bath with mixer tap and tiled surround, pedestal basin, low level WC, corner glazed shower cubicle with electric shower, heated towel rail, ceiling down lighters, opaque UPVC double glazed window to rear elevation.

OUTSIDE

GARDENS

Situated mainly to the rear of the property being fully enclosed, offering a good degree of privacy and seclusion. Immediately to the rear of the property is a paved patio area with lawn beyond, leading to a block-built store shed with a pedestrian gate providing access to the nearby garage block.

GARAGE

Single with an up and over door.

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

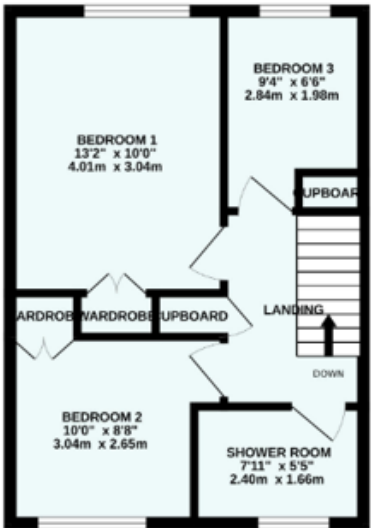
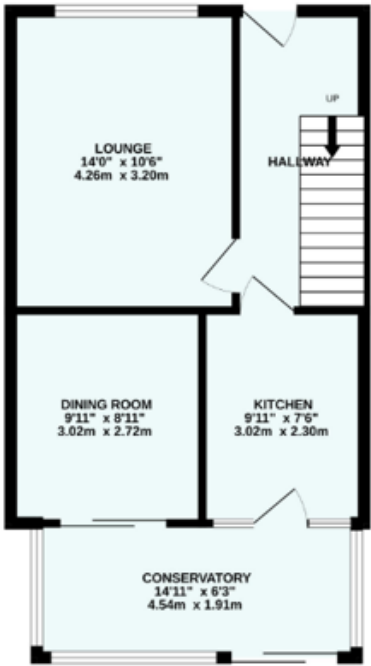
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

