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Hereford Road
PLYMOUTH



Property Description

This 2-bedroom flat offers a straightforward and practical layout, making it a strong option for first-time buyers. The living room includes two windows, along with a built-in fireplace feature. The kitchen is fitted with white units, dark worktops, a tiled splashback, a gas hob and a stainless-steel sink. The bathroom has a white bath and pedestal sink, finished with blue wall tiles and a frosted window. A separate utility room houses the boiler and includes a window for natural light. Outside, the property provides a small grassed front garden and an enclosed rear garden with fencing, a stone boundary wall, and access to shared block-style storage sheds. The flat offers simple, functional spaces with good potential for personal improvement.

Front Garden

There is a low stone or brick edging creating a neat boundary around the grassy area. The main section is a patch of grass. At the bottom of the garden, near the house, there is a stone-paved path or patio.

Ground Floor

Upon entrance a small hall, stairs leading to first floor.

First Floor

Lounge

17' 5" x 11' 9" (5.31m x 3.58m)

Two double glazing windows to the front elevation. Two Radiators. Traditional fireplace with a white-painted surround that frames the opening. The inner section of the fireplace is lined with large, dark tiles in a matte finish,

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)

A range of matching wall and base units and worktops above. Intergrated oven. Stainless-steel gas hob with four burners arranged in a standard layout with extractor fan above. Plumbing for washing machine. Double glazing window to the rear elevation. Stainless steel sink with mixer tap. Radiator. The tiles are small, square, and light grey. They have a soft, slightly cloudy pattern and are arranged in a neat grid.

Bedroom 1

14' x 9' 10" (4.27m x 3.00m)

Double glazing window to the rear elevation. Radiator.

Bedroom 2

10' 6" x 10' 2" (3.20m x 3.10m)

Double glazing to the rear elevation. Radiator. Built in storage cupboard.

Bathroom

White panelled bath. White pedestal sink. Radiator. Obscured double glazing window to the side elevation. White wall cabinet above the bath.

W.C

W.C seperate from the bathroom.

Utility Room

7' 4" x 5' 4" (2.24m x 1.63m)

A modern white boiler is mounted on the wall, Double glazing window to the front elevation.

Outside Sheds

Block-style storage sheds, Solid rendered walls with corrugated roof. Individual wooden doors for separate storage units.

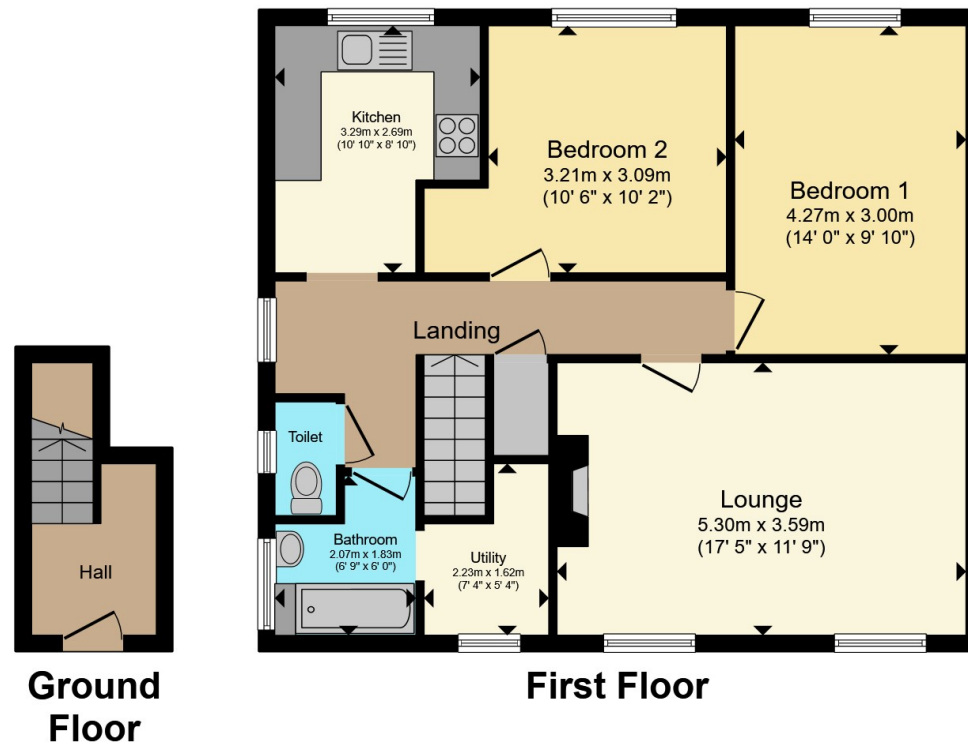
Rear Garden

The area is surrounded by weathered wooden panel fencing on all sides, providing privacy and structure. The centre of the garden has a mixture of concrete slabs.









Total floor area 75.5 m² (812 sq.ft.) approx

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T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

EPC Rating: C Council Tax
Band: A

Service Charge: 175.74 Ground Rent:
10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jul 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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