



**773 Wolseley Road, Plymouth, PL5 1JN**

**Plymouth**

**£235,000**



## FULL DESCRIPTION

Lawson are delighted to market this beautifully appointed end-terrace character family home, backing onto a small nature reserve. The property benefits from characterful accommodation arranged over two floors comprising a PVCu double-glazed front door leads to the entrance hall, which has a mosaic tiled floor, carpeted stairs to the first-floor landing, and a glazed door opening into the sitting room. The sitting room has oak herringbone flooring, a bay window to the front elevation, a moulded ceiling, and a wood-burning stove with a slate hearth. Sliding doors open into the dining room, which continues with oak herringbone flooring and has a large window overlooking the south-facing rear garden.

The kitchen is fitted to a high standard with a matching range of base and eye level storage cupboards with quartz work surfaces, Neff induction hob, Neff double oven, integral Neff dishwasher, and space and plumbing for a washing machine, one-and-a-half bowl sink unit with mixer tap, a window to the rear elevation overlooking the garden, a further window to the side, and a doorway leading to the side path, a wall-mounted Worcester combination boiler and a large larder cupboard.

From the main hallway, carpeted stairs ascend to the first-floor landing, which has a window to the side elevation and loft access. Bedroom one is a spacious double room with a fitted storage cupboard and a bay window to the front elevation. Bedroom two is a further double with a window to the rear elevation. Bedroom three is a good-sized single with a window to the front elevation.

The shower room is fitted in a matching white three-piece suite, comprising a wash-hand basin with storage beneath, a low-level WC, and a tiled shower cubicle with direct-feed shower and drencher head, full-height wall tiling, tiled flooring, a chrome towel rail, and an extractor fan.

Externally, the front garden is planted with mature shrubs and is fence-enclosed with a gated pathway leading to the front door. The rear garden is a particular feature of the property, being south-facing and fully enclosed with a decked terrace, covered barbecue area, lawns, several mature trees, a summer house, and a shed. A small gateway provides direct access to the adjoining nature reserve.

The property also benefits from gas-fired central heating and PVCu double glazing.

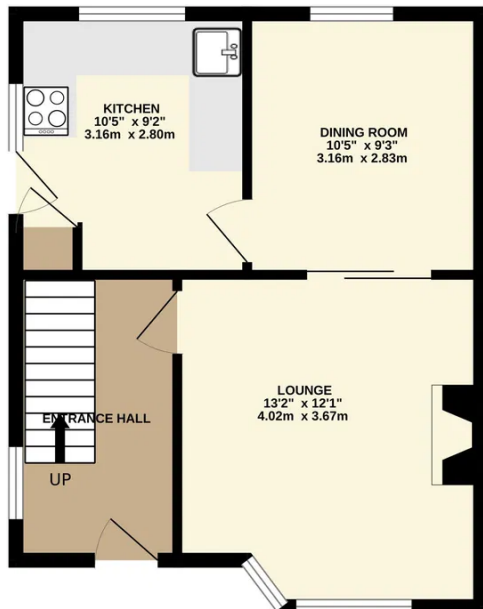
## PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

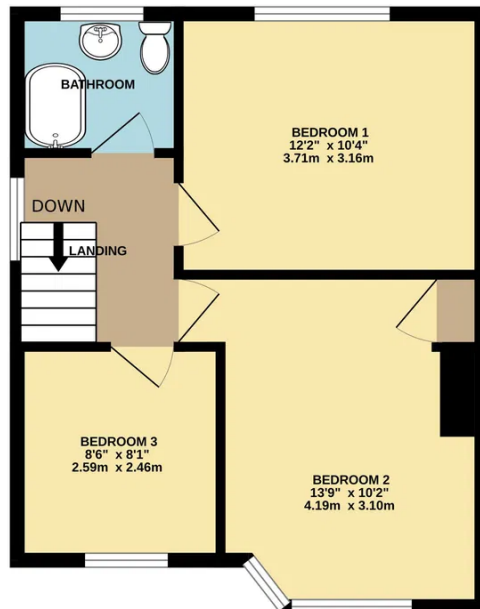




GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## UTILITIES

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

## OUTGOINGS PLYMOUTH

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

## 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.

## BUYERS INFORMATION

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## Lawson Property

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