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**£215,000 FREEHOLD**

**A spacious three bedroom mid-terraced house, situated in a convenient central location, in need of some updating and modernisation, no onward chain and a courtyard garden.**

**COLLINGWOOD AVENUE, PRINCE ROCK, PLYMOUTH**

**EPC – C**



## PROPERTY DETAILS

This well loved and cared for three-bedroom mid-terraced house in a great central location, is a fantastic opportunity for a growing family or first-time buyers. Boasting ample space and storage, and being offered with no onward chain and lots of potential for updating and modernisation.

The ground floor features an inviting entrance vestibule and hall, a spacious lounge and separate dining room with stunning ceiling details, a convenient cloakroom, and a kitchen/breakfast area that opens to an enclosed courtyard. Whilst the first floor boasts useful storage cupboards, three bedrooms (two doubles and one generous single), and a shower room. Complete with the benefit of being double glazed and centrally heated throughout.

### COUNCIL TAX BAND – B

Opaque UPVC double glazed door to;

#### ENTRANCE VESTIBULE

Opaque glazed panelled door to;

#### ENTRANCE HALL

Staircase to first floor with wooden balustrading, panelled radiator, wood laminate flooring, ornate coving and cornicing, doors lead from the entrance hall providing access to all ground floor rooms.

#### LOUNGE

**14'4 into bay x 13'1 (4.4m into bay x 4m)**

Panelled radiator, wood laminate flooring, UPVC double glazed bay window to front elevation, feature electric fire with mantle over, ornate coving to ceiling and centre ceiling rose, archway to;

#### DINING ROOM

**13'1 x 10'8 (4m x 3.3m)**

Panelled radiator, wood laminate flooring, UPVC double glazed window to rear elevation, ornate coving to ceiling and centre ceiling rose.

#### CLOAKROOM

Located on the ground floor. Opaque UPVC double glazed window to side elevation, wood laminate flooring, low level WC.

#### KITCHEN/BREAKFAST ROOM

**20'0 x 9'5 (6.1m x 2.9m overall)**

Wood laminate flooring, panelled radiator, wall mounted Vaillant gas boiler providing hot water and central heating, opaque UPVC double glazed door providing access to the rear courtyard, archway to;

#### KITCHEN

Fitted with a range of oak base and eye level storage cupboards, marble effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing for a washing machine, cooker recess, UPVC double glazed window to side elevation, part-tiled walls.

#### FIRST FLOOR

## **LANDING**

Panelled radiator, access to insulated loft space, fitted storage cupboard, doors lead off the landing providing access to all first floor rooms.

## **BEDROOM ONE**

**15'0 x 14'1 into bay (4.6m x 4.3m into bay)**

Full length fitted wardrobe unit, UPVC double glazed bay window to front elevation, with adjacent matching window, panelled radiator.

## **BEDROOM TWO**

**13'1 x 10'1 (4m x 3.1m)**

Panelled radiator, fitted double wardrobe unit, UPVC double glazed window to rear elevation.

## **BEDROOM THREE**

**9'8 x 6'5 (3m x 2m)**

Panelled radiator, UPVC double glazed window to side elevation, fitted double wardrobe.

## **SHOWER ROOM**

Glazed double shower cubicle with mixer shower, pedestal basin, low level WC, radiator, half-tiled walls, opaque UPVC double glazed window to side elevation.

## **OUTSIDE**

To the rear of the property is an enclosed courtyard with a pedestrian gate providing access on to the rear service lane. There is also a useful storage shed and outside tap.

## **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)

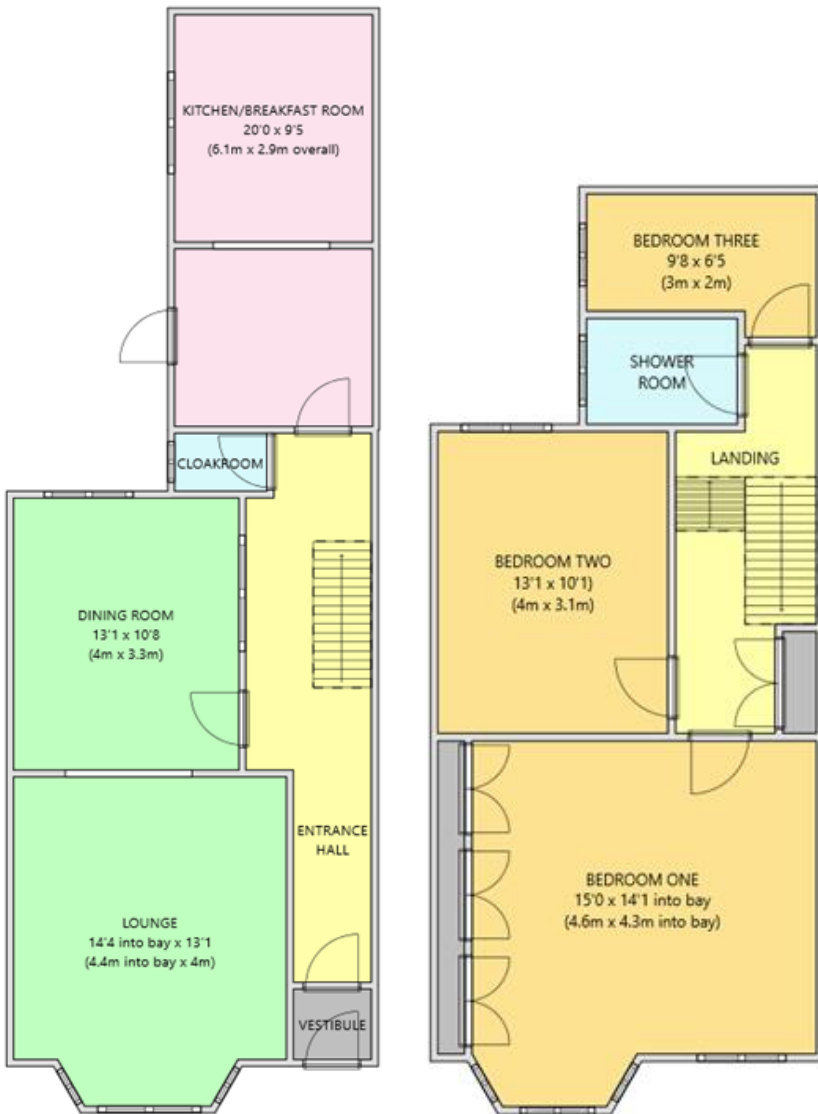
### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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