



Office Suite 10  
2 Barrack Court  
4a William Prance Road  
Derriford  
Plymouth  
PL6 5ZD  
Tel: 01752 256836

Email: [office@swiftestateagents.co.uk](mailto:office@swiftestateagents.co.uk)  
Website: [www.swiftestateagents.co.uk](http://www.swiftestateagents.co.uk)



### **£200,000 FREEHOLD**

A deceptively spacious three bedroom mid-terraced house in need of updating and modernisation, 2 reception rooms, garage parking, a large south-facing garden to the front and no onward chain.

**ALEXANDRA ROAD, FORD, PLYMOUTH**

**EPC – D**



## PROPERTY DETAILS

**This charming three-bedroom mid-terraced house has been cherished by the same family for 70 years and is now ready for new owners, offering incredible potential for updates with its high ceilings, spacious south-facing front garden, garage parking, and ample living areas. Nestled in the popular residential area of Ford, conveniently located near Devonport Dockyard and Plymouth City Centre, as well as the shops and amenities of Stoke Village. The property boasts the fantastic features of double glazing and gas central heating, making this the perfect first-time buy purchase or family home.**

### COUNCIL TAX BAND – C

Steps and a pathway leading to an opaque double glazed front door to;

#### **ENTRANCE VESTIBULE**

Opaque glazed panelled door to;

#### **ENTRANCE HALL**

Staircase to first floor with wooden balustrading and storage area under, adjacent built-in pantry cupboard with fitted shelving.

#### **LOUNGE**

**14'1 x 12'1 (4.3m x 3.7m)**

Natural stone fireplace with inset gas fire, coving to ceiling, centre ceiling rose, UPVC double glazed window to front elevation.

#### **DINING ROOM**

**12'7 x 10'1 (3.9m x 3.1m)**

Natural stone fireplace with inset gas fire flanked by 2 base storage cupboards, UPVC double glazed window to rear elevation.

#### **KITCHEN**

**13'4 x 8'8 (4.1m x 2.7m)**

Well fitted with a range of beech effect base and eye level storage cupboards with granite effect worktops, inset single bowl single drainer stainless steel sink unit with mixer tap, integrated oven and 4 burner gas hob, part tiled walls, space and plumbing for a washing machine, UPVC double glazed window to side elevation, opaque UPVC double glazed door providing access to the rear courtyard and glazed panelled door to;

#### **BATHROOM**

**7'5 x 7'2 (2.3m x 2.2m)**

Located on the ground floor. White suite comprising panelled bath with mixer tap and electric shower over with fully tiled surround and glazed shower screen, vanity wash hand basin, panelled radiator, heated towel rail, additional storage/linen cupboard, opaque UPVC double glazed window to side elevation. Archway to;

#### **SEPARATE W.C**

Low level WC suite, opaque UPVC double glazed window to side elevation.

#### **FIRST FLOOR**

## HALF LANDING

Access to a partly boarded loft space, with lighting and also giving access to bedroom three.

## BEDROOM ONE

**15'4 x 13'1 (4.7m x 4m)**

Panelled radiator, 2 UPVC double glazed windows to front elevation.

## BEDROOM TWO

**16'4 x 9'1 (5m x 2.8m)**

Panelled radiator, 2 built-in double wardrobes with storage space over, UPVC double glazed window to rear elevation.

## BEDROOM THREE

**13'4 x 8'5 (4.1m x 2.6m)**

Built-in storage cupboard with fitted shelves, wall mounted Ideal gas boiler providing hot water and partial heating, UPVC double glazed window to rear elevation, radiator.

## OUTSIDE

To the rear of the property is an enclosed courtyard with steps leading to a pedestrian gate providing access on to Alexandra Road and Sussex Road. There is an additional storage shed located at the back of the ground floor bathroom and a useful outside tap. To the front of the property is a good sized south-facing garden. A pathway and steps run along the side of the front garden leading to a single garage.

## GARAGE

Single with power and up and over door.

## 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:

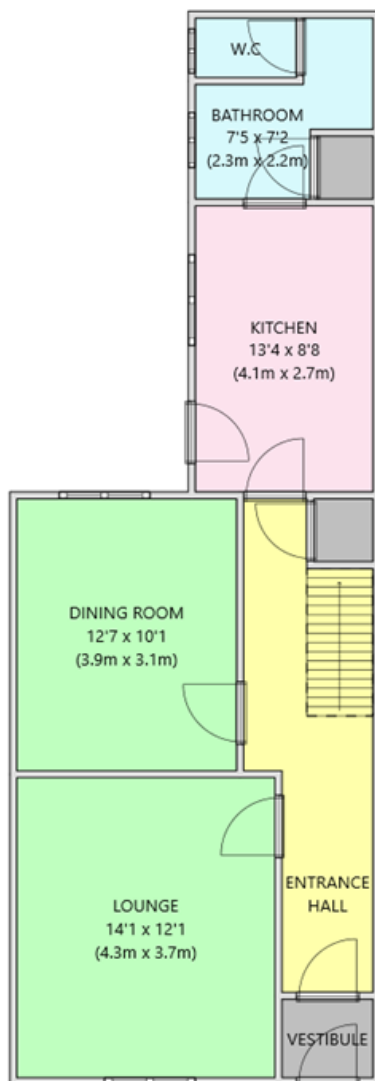
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how 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
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		





Follow us on Instagram & Facebook - swiftstateagents

