





13 WOLVERWOOD LANE

PLYMOUTH, PL7 1PD

OIEO : £250,000

FREEHOLD

Offered for sale with no onward chain, this well-presented three-bedroom end-terrace house is situated in the popular residential area of St Maurice, Plympton. The property benefits from newly installed uPVC double-glazed windows, a modern fitted kitchen and a newly fitted bathroom. Externally, there are gardens to both the front and rear, together with a shared driveway providing access to a garage. Conveniently located close to local schools and offering easy access to the A38, the property is ideally suited to families, first-time buyers and those seeking a well-positioned home. An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

MOVING ON estate agents
the property specialists

13 WOLVERWOOD LANE

- 3 Bed Semi Detached House
- Modern Kitchen & New Bathroom
- New uPVC double glazing
- Shared Driveway & Garage
- Front & Rear Gardens
- No Onward Chain





Entrance:

via part glazed uPVC double glazed wood into:

Hallway:

Stairs rising to first floor and doors to:

Lounge: 6.26m x 3.36m max (20'6" x 11'0" max)

Dual aspect room with uPVC double glazed window to the front and rear. Feature fireplace and radiator.

Kitchen/Diner 6.24m x 2.97m descending to 1.99m (20'5" x 9'8" descending to 6'6")

uPVC double glazed window to the front and side and uPVC double glazed door to the rear. Wall and floor mounted units with roll edge work tops and matching upstands. Bowl and a half drainer sink unit with mixer tap over, space for washing machine and fridge freezer. Induction hob with extractor over and eye level double oven. Door to under stairs storage area.

First Floor Landing:

Doors to upstairs rooms, door to cupboard housing boiler and further cupboard with slatted shelving.

Bedroom 1: 3.38m x 3.27m (11'1" x 10'8")

uPVC double glazed window to the front, radiator and door to storage cupboard.

Bedroom 2: 3.15m max x 2.88m (10'4" max x 9'5")

uPVC double glazed window to the rear, radiator and door to storage cupbaord.

Bedroom 3: 3.30m x 2.01m (10'9" x 6'7")

uPVC double glazed window to the front and radiator.

Bathroom:

uPVC obscure double glazed window to the rear. Newly fitted suite comprising p-shaped bath with shower over and glazed screen, wall hung vanity sink unit and low flush W.C. Shower boarding to splashbacks and shower area and heated towel rail.

Outside:

To the front of the property is a driveway with a shared entrance leading to a single garage and parking. A tiered garden and a path leading to the front door. To the rear is a garden laid mainly to lawn with some tone chipped areas.

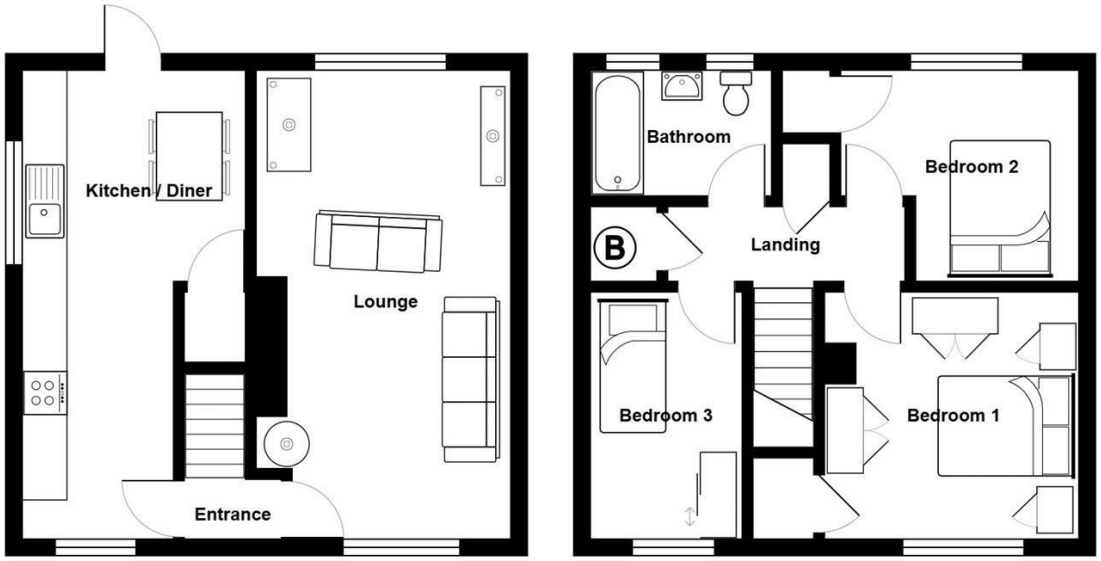
Additional Infromation

Council Tax - B £1899.22

No Onward Chain

Ex Local Authority

Driveway and Garage (shared entrance)



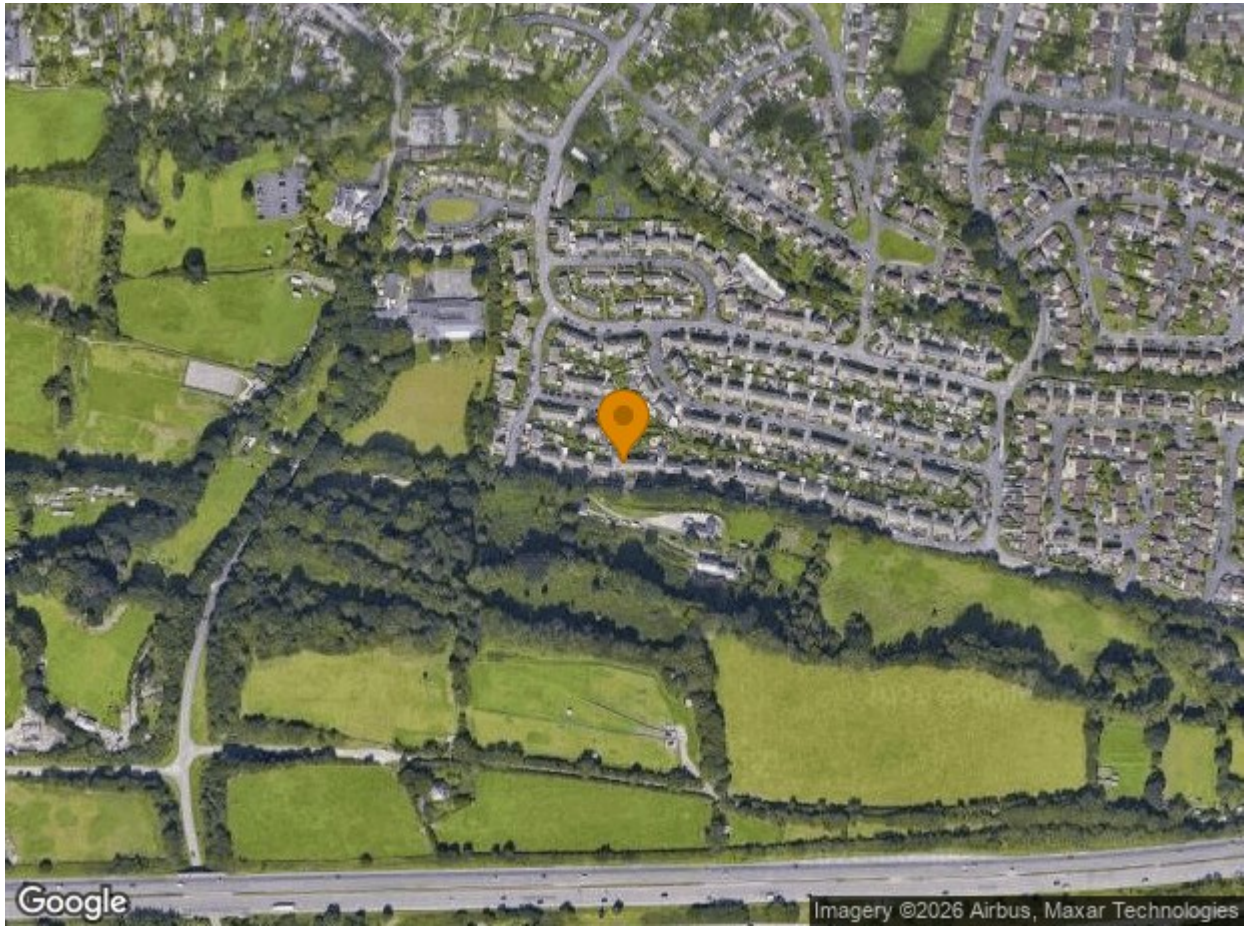
Total Area: 81.1 m² ... 873 ft²

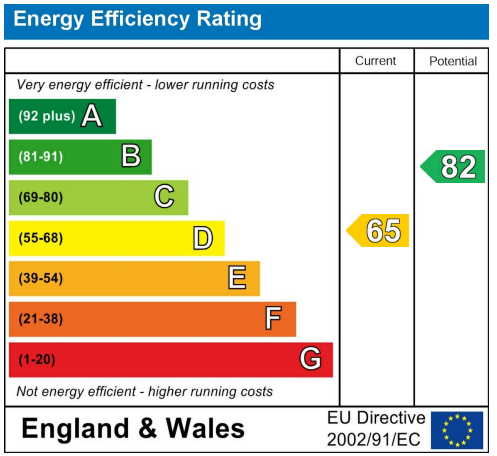
13 WOLVERWOOD LANE











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Moving On Estate Agents
12 Colebrook Road
Plympton
Plymouth
PL7 4AA

01752 340666
enquiries@movingonestateagents.co.uk
https://www.movingonestateagents.co.uk