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Offers Over £180,000 FREEHOLD

A well-presented two double bedroom mid-terraced house, garage parking, open plan kitchen/diner, master bedroom with en-suite, enclosed courtyard garden.

LORRIMORE AVENUE, STOKE, PLYMOUTH

EPC - E



PROPERTY DETAILS

Nestled in the sought-after area of Stoke is this well-maintained and extended two double bedroom mid-terraced house benefitting from garage parking to the rear. The property boasts a spacious lounge featuring a charming bay window, allowing natural light to flood the room. The open plan kitchen/diner creates an ideal space for both family living and entertaining. An additional shower room is available on the ground floor, as well as a separate utility area, making day-to-day living easier and more practical. The master bedroom is a standout feature, complete with an en-suite bathroom for added convenience and a further double bedroom with plenty of storage space.

Outside, the property enjoys an enclosed courtyard garden, offering a peaceful space for relaxation. A single garage to the rear provides additional storage or off-road parking, along with double glazing and central heating completing this wonderful home.

This property is perfect for those seeking a property with modern touches in a prime location and an early viewing is recommended to avoid disappointment!

COUNCIL TAX BAND – B

Opaque double glazed panelled door to;

ENTRANCE VESTIBULE

Wood laminate flooring, opaque door to;

ENTRANCE HALL

Staircase to first floor opening to the dining room, further door to;

LOUNGE

12'10 x 9'10 (3.90m x 3.00m)

Victorian style fireplace with wooden surround and mantle over on slate hearth, panelled radiator, coving to ceiling, UPVC double glazed bay window to front elevation.

DINING ROOM

16'3 x 13'11 (4.95m x 4.25m)

Wood laminate flooring, large panelled radiator, UPVC double glazed French doors providing access to the rear courtyard, coving to ceiling, centre ceiling rose, large recess area under stairs, archway to;

KITCHEN

11'10 x 6'7 (3.60m x 2.00m)

A range of shaker style base and eye level storage cupboards, wood effect worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, flanked by two recess areas with space for a tumble dryer, integrated oven and 4 burner gas hob with extractor canopy over, part-tiled walls, ceiling spotlights, two UPVC double glazed windows to side elevation, panelled radiator, archway to;

UTILITY AREA

Space and plumbing for a washing machine with fitted worktop over, UPVC double glazed window to rear elevation with matching opaque double glazed door providing access to the rear courtyard.

SHOWER ROOM

Modern white suite comprising glazed and tiled shower cubicle with electric shower, wash hand basin, low level WC, panelled radiator, ceiling spotlights, extractor fan, velux window.

FIRST FLOOR

LANDING

Doors lead off the landing providing access to all first floor rooms.

MASTER BEDROOM

16'3 x 11'4 (4.95m x 3.45m)

Fitted full length wardrobe unit with sliding doors, panelled radiator, UPVC double glazed window to rear elevation, door to;

EN-SUITE BATHROOM

11'8 x 6'7 (3.55m x 2.00m)

Double ended bath with central mixer tap and shower attachment, with mixer shower over, fully tiled surround and glazed shower screen, low level WC, pedestal basin, extractor fan, heated towel rail, wood effect flooring, cupboard housing a wall mounted boiler providing hot water and central heating, opaque UPVC double glazed window to rear elevation.

BEDROOM TWO

16'3 x 12'8 (4.95m x 3.85m)

Panelled radiator, large walk-in storage cupboard, picture rail, coving to ceiling, UPVC double glazed window to front elevation, access to an insulated and $\frac{3}{4}$ boarded loft space via a folding ladder.

OUTSIDE

To the rear of the property is an enclosed courtyard garden, with secluded patio and pathway running to a pedestrian gate providing access on to the rear service lane. There is also a pedestrian door to the rear of the garage. The garage is single with a wooden sliding door, power and light connected.

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		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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