



49 Woodford Avenue

Plympton, Plymouth, PL7 4QP

£230,000



A semi-detached bungalow situated in Woodford. The accommodation comprises lounge, kitchen/diner, two bedrooms and a shower room. There is a rear garden, a garage and a driveway allowing off-road parking for three vehicles. The property is being sold with no onward chain.



49 WOODFORD AVENUE, PLYMPTON, PLYMOUTH PL7 4QP

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL

An 'L' shaped entrance hall. Laminate wood flooring. Loft hatch. Doors leading through to the bedrooms, lounge, shower room and also the kitchen/diner.

LOUNGE 15'10" x 11'10" (4.84 x 3.61)

Feature fireplace with tiled hearth, mantel and surround. Inset 'living flame' gas fire. uPVC double-glazed window to front elevation. Coved ceilings.

KITCHEN/DINER 11'7" x 11'8" (3.54 x 3.56)

Matching base and wall-mounted units to include space for cooker, fridge-freezer and washing machine. Roll-edge laminate work surface has inset one-and-a-half bowl stainless steel sink unit. Tiled splash-backs. Wall-mounted Glow-worm boiler. Tiled floor. Dual aspect with uPVC double-glazed window to side and rear elevations. uPVC obscured double-glazed door opening into the outer porch.

PORCH 4'5" x 6'3" (1.37 x 1.92)

uPVC double-glazed windows to two sides and also the rear elevation overlooking the garden. uPVC double-glazed door giving access out to the rear garden. Slate floor. Glazed roof over. Base units with a worktop over.

BEDROOM ONE 14'9" x 10'6" (4.52 x 3.21)

Fitted wardrobes with overhead storage unit. uPVC double-glazed window overlooking the garden.

BEDROOM TWO 10'10" x 10'4" (3.31 x 3.17)

Wood effect vinyl flooring. Fitted wardrobes with sliding doors, hanging rail and shelving. uPVC double-glazed window to front elevation.

SHOWER ROOM 7'7" x 5'3" (2.33 x 1.62)

Matching suite of close-coupled wc, wash hand basin inset into vanity storage cupboards below. Enclosed shower with fitted Mira electric shower. Ceramic tiled floor. Obscured uPVC double-glazed window to side elevation.

OUTSIDE

The property is approached via a tarmac drive which is bordered on one side by a section of stone chippings, with a tarmac path running alongside the front of the property. A driveway runs alongside the bungalow giving off-road parking for up to three vehicles (size dependant) to the fore of the garage. To the rear is a westerly facing garden which consists of a paved patio seating area. A couple of steps lead down to a circular stone patio with a paved path bisecting flower beds with some inset shrubs and plants, this leads down to the rear boundary, this is bordered on two sides by a further section of lawn and a paved patio with a fishpond. To the rear of the garden stands a wooden garden shed.

GARAGE 19'1" x 9'3" (5.84 x 2.83)

Up and over door. Light and power. Single-glazed window to side elevation.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

