Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



11 George Avenue

Plympton, Plymouth, PL7 2DB

£220,000

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A charming, semi-detached home with a large, enclosed, south-facing garden, comprising a lounge with a well-fitted kitchen, 2 double bedrooms and a well-appointed bathroom, benefiting from gas central heating and uPVC double-glazing. Quiet cul-de-sac location, close to local shops.







GEORGE AVENUE, PLYMPTON, PLYMOUTH PL7 2DB

ACCOMMODATION
Entrance porch with uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 4'4 x 4'1 + stairwell (1.32m x 1.24m + stairwell)
Stairs rising to the first floor. Door opening to the lounge.

LOUNGE 13'11 x 11'2 (4.24m x 3.40m)
uPVC double-glazed window overlooking the front. Original exposed floor boards. Picture rails. Under-stairs storage cupboard housing the electric SMART meter, RCD and gas boiler serving the central heating and domestic hot water.

KITCHEN 14'4 x 7'2 (4.37m x 2.18m)
Well-appointed with a modern range of units comprising eye-level wall cupboards, matching base cupboards and drawers with wood-effect laminate work surfaces over and matching up-stand. Integrated single-bowl composite sink unit with mixer tap. uPVC double-glazed window overlooking the rear garden. Further obscured-glass uPVC double-glazed window. uPVC double-glazed door opening to the rear garden. The kitchen has a 5-burner double oven and grill range cooker with an extractor canopy over. Plumbing for a washing machine and space for a fridge/freezer. Spotlighting.

FIRST FLOOR LANDING 6'5 x 3'2 (1.96m x 0.97m)
Obscured-glass uPVC window offering light into the stairwell area. Hatch to the insulated roof space with light.

BEDROOM ONE 12'7 x 11'2 (3.84m x 3.40m)
uPVC double-glazed window overlooking the front. Built-in double wardrobe with sliding, mirrored doors. Original pine floorboards. Picture rails.

BEDROOM TWO 8'10 x 7'7 (2.69m x 2.31m)
uPVC double-glazed window overlooking the rear. Picture rails.

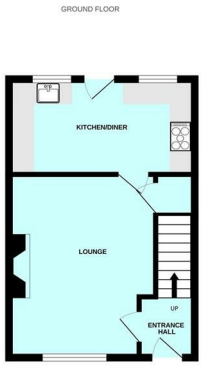
BATHROOM 6'4 x 5'2 (1.93m x 1.57m)
A well-fitted modern bathroom with a 3-piece white suite comprising a panel bath with fully-tiled surround, independent electric shower, vanity wash handbasin with mixer tap and 2 drawer units below and a low-level wc. Obscured uPVC double-glazed window.

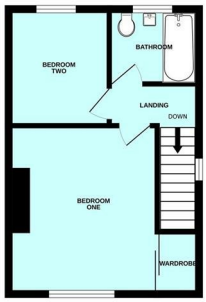
OUTSIDE
To the front there is a garden, fully-enclosed by timber fencing. This is laid for easy maintenance with patio and decorative gravelled areas with flowers and shrubs. There is a wide access along the side of the property where there is a timber shed. The rear garden has a brick-built storage shed, with a covered way from the back of the property. The garden itself is fully-enclosed and of a good size, laid to a patio area which extends toward a pathway leading to the rear of the garden where there is a gate giving vehicular access. The other side of the pathway is laid to lawn with well-stocked borders of flowers, shrubs and bushes.

Area Map

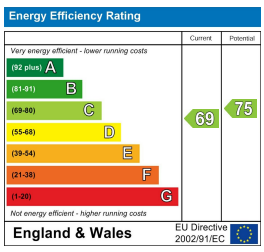


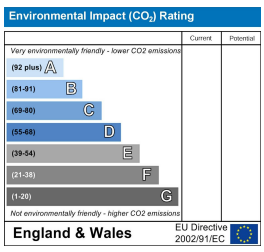
Floor Plans





Energy Efficiency Graph





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91 - 93 The Ridgeway, Plympton, Plymouth, Devon, PL7 2AA
Tel: 01752 301002 | Email: plympton@julianmarks.co.uk | www.julianmarks.co.uk