



## 6 Stamford Close

Hooe, Plymouth, PL9 9SF

£199,950



Being sold with no onward chain is this semi-detached property located within the ever popular Stamford Close development. It does require complete modernisation & updating but provides a fantastic opportunity for investment. The property is currently arranged with 2 bedrooms but was formerly built as 3. There is a lounge/dining room leading to a conservatory, fitted kitchen, shower room and a separate wc. Externally there is an enclosed courtyard. Double-glazing & gas central heating.



## STAMFORD CLOSE, HOOE, PL9 9SF

### ACCOMMODATION

Access to the property is gained via the uPVC 'tilt and turn' door leading into the entrance porch.

### ENTRANCE PORCH

Polycarbonate mono-pitch roof. Double-glazed windows to the side elevations. uPVC double-glazed inner door leading into the entrance hall.

### ENTRANCE HALL

Providing access to the accommodation. Tiled floor.

### STORAGE CUPBOARD

Walk-in large storage cupboard with space and plumbing for a washing machine and housing the gas boiler. Adjacent smaller storage cupboard.

### KITCHEN 6'9" x 16'4" incl kitchen units (2.08 x 5 incl kitchen units)

Series of eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. Built-in 4-ring gas hob with an electric oven beneath. Space for an under-counter fridge. Space for a dishwasher. Double-glazed window to the side elevation. Steps leading down into the lounge.

### LOUNGE/DINING ROOM 16'6" x 15'3" (5.03 x 4.67)

Inset 'Living Flame' gas fire. Double-glazed windows to the rear and side elevations together with a 'tilt and turn' double-glazed doors opening into the conservatory.

### CONSERVATORY 12'10" x 8'7" (3.93 x 2.62)

Mono-pitch polycarbonate roof. Double-glazed full-length windows to both side elevations and the rear. Double doors leading out onto the courtyard area.

### BEDROOM ONE AREA ONE 8'7" x 6'4" (2.63 x 1.95)

Originally 2 bedrooms but now arranged as 1 larger room. Double-glazed window to the rear elevation. Built-in storage cupboard. Archway leading through to the second area.

### BEDROOM ONE AREA TWO 10'6" x 8'5" (3.21 x 2.57)

Mirror-fronted fitted wardrobe. Double-glazed window to the rear elevation.

### BEDROOM TWO 11'8" x 8'1" (3.56 x 2.48)

Double-glazed window to the rear elevation. Fitted wardrobe.

### SHOWER ROOM 5'1" x 4'11" (1.56 x 1.50)

Comprising a shower cubicle with a tiled area surround and a sink unit with a cupboard beneath. Obscured double-glazed window to the front elevation.

### SEPARATE WC 5'3" x 2'5" (1.61 x 0.74)

Fitted with a low level toilet. Half-tiling to all walls.

### OUTSIDE

There is a walled-enclosed courtyard area, which is in need of improvement. Located in a nearby central car park area is the allocated parking space. Verification has not been provided as yet and we do suggest that you verify this information with your solicitor before proceeding with any purchase.

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

### AGENT'S NOTE

There is an annual management charge of £550.

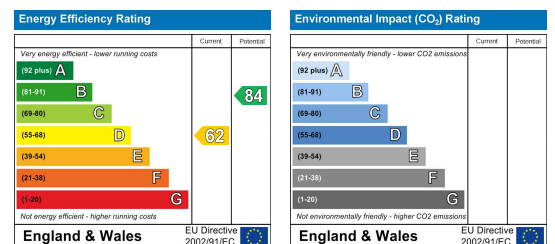
## Area Map



## Floor Plans



## Energy Efficiency Graph



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