



## 47 Union Place

, Plymouth, PL1 3HZ

**£169,950**



A conveniently located older-style semi-detached property close to central Plymouth with accommodation briefly comprising an entrance hall, lounge, separate dining room & fitted kitchen/breakfast room with downstairs wc/utility. On the first floor there are 2 double bedrooms, one with an ensuite bathroom & one with an ensuite shower room. Enclosed courtyard. Double-glazing & central heating. No onward chain.



UNION PLACE, PLYMOUTH, PL1 3HZ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Running throughout the property providing access to the ground floor accommodation. Tiled. Wall-mounted gas meter. Staircase ascending to the first floor.

LOUNGE 13'8 x 9'1 (4.17m x 2.77m)

Window with fitted blind to the front elevation. Chimney breast with an ornamental wood burner and a slate hearth. Storage cupboard to one side of the chimney breast housing the consumer unit and electric meter.

DINING ROOM 14'2 x 8'4 (4.32m x 2.54m)

Window to the rear elevation overlooking the courtyard. Built-in storage and shelving to the side of the chimney breast. Under-stairs storage cupboard with shelving.

KITCHEN/BREAKFAST ROOM 13' x 12' max dimensions, l-shaped room (3.96m x 3.66m max dimensions, l-shaped room)

Fitted with a range of cabinets, work surfaces and tiled splash-backs. Breakfast bar. Inset stainless-steel sink. Free-standing cooker. Free-standing fridge-freezer. Free-standing dishwasher. Wall-mounted Worcester gas boiler. Over-head skylight. Obscured window to the rear overlooking the courtyard.

DOWNSTAIRS WC/UTILITY 5'10 x 5'6 (1.78m x 1.68m)

Fitted with a cabinet. Stainless-steel single drainer sink unit. Free-standing washing machine. Plumbed with a wc. Chrome towel rail/radiator. Skylight.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM ONE 13'11 x 12'4 max dimensions (4.24m x 3.76m max dimensions)

Situated to the front of the property with a window overlooking the park. Shelf and hanging rail fitted to one side of the chimney breast. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'6 x 5'8 max dimensions (2.29m x 1.73m max dimensions)

Comprising an enclosed shower, basin with a cabinet beneath and wc. Chrome towel rail/radiator.

BEDROOM TWO 13'9 x 12'7 max dimensions (4.19m x 3.84m max dimensions)

Window to the rear elevation. Fitted hanging rail and shelf to one side of the chimney breast. Doorway opening into the ensuite shower room.

ENSUITE BATHROOM 7'10 x 5'6 max dimensions (2.39m x 1.68m max dimensions)

Comprising a bath with a mixer tap shower and a curved glass screen, wc and a basin with a cupboard beneath. Chrome towel rail/radiator.

OUTSIDE

Enclosed courtyard to the rear.

COUNCIL TAX

Plymouth City Council  
Council tax band B

SERVICES

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

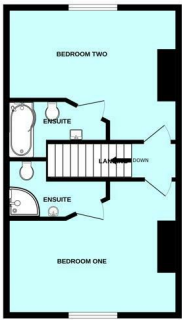
Area Map



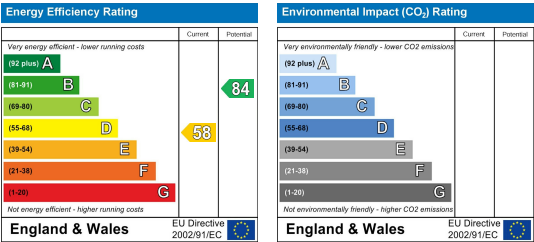
Floor Plans



1ST FLOOR



Energy Efficiency Graph



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