Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



# 25 Freedom Square

## Freedom Fields, Plymouth, PL4 7QP

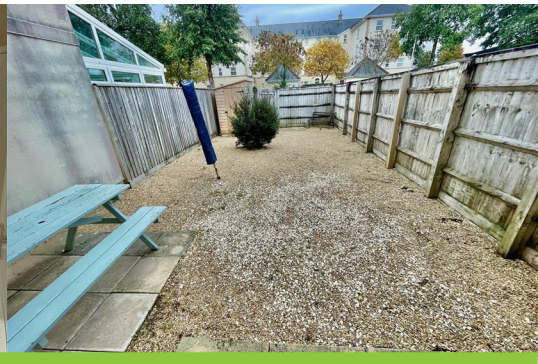
**£210,000**

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Modern corner terraced property with gas centra heating & uPVC double-glazing. Kitchen, lounge/dining room, downstairs wc, 2 bedrooms & bathroom. 2 allocated parking spaces. Enclosed low-maintenance garden. Vacant, no onward chain.







## 25 FREEDOM SQUARE, FREEDOM FIELDS, PLYMOUTH, PL4 7

### ACCOMMODATION
Partly-glazed entrance door leading into:-

### ENTRANCE HALL
Wood-effect laminate floor which extends into the lounge/dining room. Built-in storage cupboard. Doors leading to the lounge/dining room, kitchen & downstairs cloakroom/wc.

### CLOAKROOM 5'3 x 3'5 (1.60m x 1.04m)
Fitted with a low-level wc & sink unit. Obscured double-glazed window to the front. Mains electric consumer unit.

### KITCHEN 8'9 x 8'3 (2.67m x 2.51m)
Fitted cupboard & drawer storage with base units with roll-edged work surfaces & tiled splashbacks. Inset single-drainer single bowl stainless steel sink unit with mixer tap. Space & plumbing for washing machine. Built-in Beko electric oven & Indesit 4 ring gas hob with extractor over. Free standing fridge/freezer.

### LOUNGE/DINING ROOM 16'4 x 15'5 (4.98m x 4.70m)
Double-glazed window to the rear. Sliding double-glazed patio doors leading out onto the garden. Staircase rising to the first floor accommodation.

### FIRST FLOOR LANDING
Double-glazed window to the front. Built-in cupboard housing the Baxi gas boiler servicing the central heating & domestic hot water.

### BEDROOM ONE 12'7 excluding wardrobe x 9'5 (3.84m excluding wardrobe x 2.87m)
Double-glazed window to the rear. Built-in wardrobe with shelf & hanging rail.

### BATHROOM 5'8 x 8'9 (1.73m x 2.67m)
White modern suite comprising panelled twin grip bath, shower unit with spray attachment over & tiled splashbacks. Pedestal wash-hand basin & low level wc. Obscured double-glazed window to the rear.

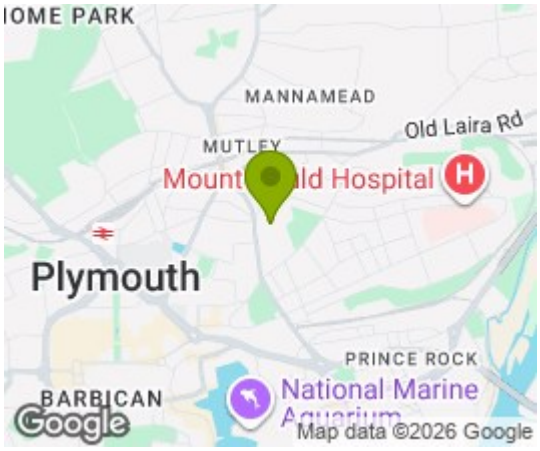
### BEDROOM TWO 12'5 including wardrobe x 8'4 (3.78m including wardrobe x 2.54m)
Double-glazed window to the rear. Built-in wardrobe with hanging rail & shelving.

### OUTSIDE
The good sized rear garden (37' x 17') is level, laid to stone chippings & is enclosed by timber fencing with a pedestrian gate to the rear. Small timber shed (6' x 4'). 2 marked allocated parking spaces adjacent to the side of the property.

### COUNCIL TAX
Plymouth City Council
Council Tax Band: B

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

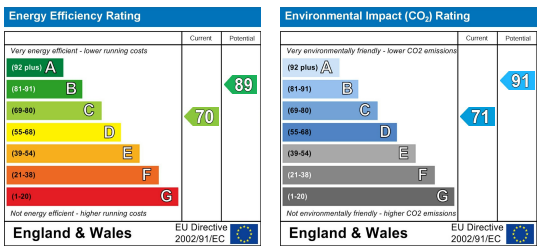
## Area Map




## Floor Plans




## Energy Efficiency Graph




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.

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