



28 Berwick Avenue

Crownhill, Plymouth, PL5 3TQ

£225,000



A well presented "Dolly House" sitting on a great size plot with extensive lawn to the front & a landscaped gardens to the rear providing a great space to entertain in. The accommodation comprises entrance hall, dual aspect lounge & open-plan kitchen/diner on the ground floor. There are 2 double bedrooms & a modern shower room on the 1st floor.



BERWICK AVENUE, PLYMOUTH, PL5 3TQ

ACCOMMODATION

A shared path leads up to the property, bordered on 1 side by the main front garden which has a large lawned area with flower & shrub borders. A path leads up to the front door and runs alongside the front of the property to a wrought iron gate giving access to the side and rear garden.

ENTRANCE

uPVC obscured double glazed door opens up into the entrance hall with a large obscured double glazed window to 1 side.

ENTRANCE HALL 7'10" x 3'9" (2.41m x 1.16m)

Slate tiled-effect laminate wooden flooring. Staircase rising to the first floor landing. Doors leading through into the lounge & kitchen/diner.

LOUNGE 15'8" x 10'7". (4.8m x 3.23.)

Feature fireplace with wood mantle & surround. Tiled inset & electric fan fire. Wood-effect laminate flooring. Dual aspect room with PVC double-glazed window to front. uPVC double-glazed boxed bay window to rear overlooking the garden. Dado rail.

KITCHEN/DINER 13'8" x 13'7" maximum (4.19m x 4.15m maximum)

Array of matching base & wall-mounted units to include an integrated oven, microwave, fridge/freezer, dishwasher, washing machine (which can be included in the sale) & a position for a tumble dryer. Roll edge work surfaces with inset 5 ring gas hob. Stainless step filter hood over. Stainless steel sink unit with mixer tap. Grey tiled-effect brick splash-back. Door to under-stairs storage cupboard. Contemporary wall-mounted upright radiator. Grey tiled-effect laminate wood flooring. uPVC double-glazed window to the front & rear. Obscured uPVC double-glazed door which opens up out onto the rear garden.

FIRST FLOOR LANDING 6'1" x 5'8" (1.87m x 1.74m)

Doors leading off through to the bedrooms & shower room. Access hatch to roof voice. uPVC double-glazed window to rear overlooking the garden.

BEDROOM ONE 15'9" x 10'7" (4.81 x 3.24m)

Dual aspect. uPVC double-glazed window to the front & rear.

BEDROOM TWO 10'5" x 9'9" (3.2m x 2.99m)

Twin doors opening to fitted storage cupboard, split on 1 side housing the Worcester combination boiler & the other has shelving. uPVC double-glazed window to the front.

SHOWER ROOM 7'3" x 5'8" (2.22m x 1.75m)

Matching suite of walk-in shower cubicle with twin shower heads both rainfall & hand-held. Close coupled wc with hidden cistern. Wash-hand basin inset into white high gloss vanity storage cupboard below. Chrome heated towel rail. Tiled-effect vinyl flooring. Obscured uPVC double glazed window to the rear.

EXTERNALLY

A lovely garden, perfect to entertain family & friends in with a large paved patio on the 1st terrace with raised flower beds to 1 side & entrance to a drying area with washing line & is stone chipped. Path leads down to the side access with a flower bed on 1 side. Wrought iron gate out to the front. Steps lead up through the garden, bordered with flower beds, areas of lawn & a large stone chipped seating area towards the rear with a boundary. Hardstand with wooden garden shed.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

SERVICES

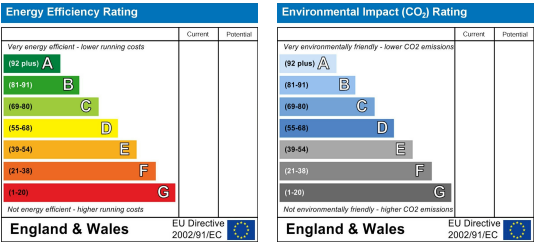
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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