



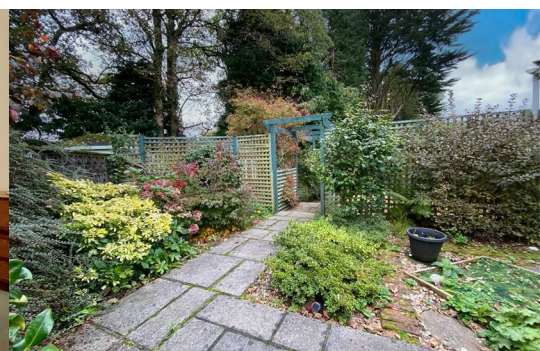
14 Frensham Avenue

Glenholt, Plymouth, PL6 7JN

£285,000



A 1970s semi-detached family home located in a cul-de-sac road in Glenholt. The accommodation comprises entrance hall, large open lounge/diner, kitchen, three bedrooms, shower room, wc, airing cupboard & store room. Externally there is a front garden together with a rear garden landscaped for ease of maintenance with an abundance of shrubs creating a lovely space to enjoy. A brick paved driveway allows off-road parking for 4 cars to the fore of the single garage. No onward chain.



FRENSHAM AVENUE, GLENHOLT, PL6 7JN

ACCOMMODATION

A uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 11'0" x 6'6" (3.37 x 1.99)

Staircase rising to the first floor landing with storage cupboard under. Doors leading off to open plan lounge/diner, study/bedroom 3 and entrance into kitchen.

LOUNGE/DINER 28'11" x 11'3" (8.83 x 3.44)

A dual aspect room with uPVC double-glazed window to the front and sliding uPVC double-glazed door to the rear. Feature fireplace with wood mantel and side plinths acting as TV stands with stone surround and inset electric fan fire. Ample space for a dining table.

KITCHEN 9'9" x 8'11" (2.98 x 2.72)

Matching base and wall-mounted units with integrated oven, washing machine and fridge. Roll-edge laminate work surfaces incorporating an inset sink unit with mixer tap. Tiled splash-backs. Two store cupboards. uPVC double-glazed window to the front.

STUDY/BEDROOM THREE 8'11" x 6'11" (2.74 x 2.11)

uPVC double-glazed window to the rear.

FIRST FLOOR LANDING

Doors leading off to the bedrooms, shower room, wc, airing cupboard and store room. uPVC double-glazed window to the side.

BEDROOM ONE 13'6" x 11'1" (4.14 x 3.4)

uPVC double-glazed window to the front.

BEDROOM TWO 11'5" x 11'1" (3.49 x 3.4)

uPVC double-glazed window to the rear overlooking the rear garden.

SHOWER ROOM 5'6" x 5'2" (1.68 x 1.6)

Matching suite comprising a corner shower cubicle with Mira electric shower and wash hand basin inset into a vanity cupboard. Obscured uPVC double-glazed window to the side elevation.

WC 5'5" x 2'8" (1.67 x 0.83)

Close couple wc.

AIRING CUPBOARD 9'0" x 4'5" (2.76 x 1.37)

Fitted with a Fisher boiler.

STORE ROOM 9'2" x 4'3" (2.8 x 1.31)

OUTSIDE

There is a front and landscaped rear garden with an abundance of mature shrubs and trees with a summerhouse stationed towards the rear boundary. To the side of the property is a brick-paved driveway allowing off road parking for 4 vehicles.

GARAGE 17'2" x 8'0" (5.24 x 2.45)

Up-&-over door. Light and power available.

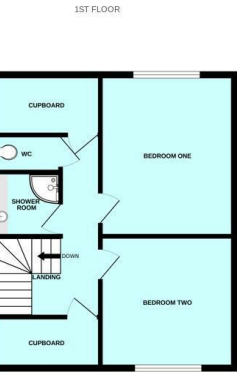
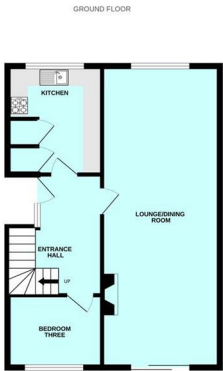
COUNCIL TAX

Plymouth City Council
Council tax band D

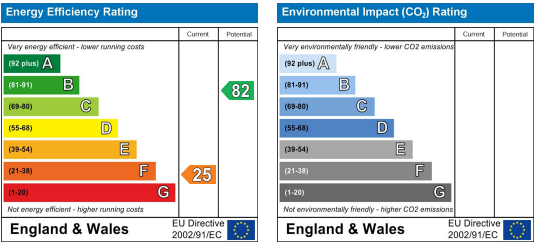
Area Map



Floor Plans



Energy Efficiency Graph



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