



## 11 Moorfield Avenue

Eggbuckland, Plymouth, PL6 5SE

**£110,000**



A first floor flat located in this building comprising of 4 similarly styled self contained flats. The property in the same family ownership since the 1980s & now requiring a program of updating, improvement & refurbishment to bring it up to a modern uniformed standard. Offering good potential. Spacious lounge/dining room, fitted kitchen, 3 bedrooms & a bathroom/wc. Front & rear garden. Vacant. No onward chain.



MOORFIELD AVENUE, EGGBUCKLAND, PLYMOUTH, PL6 5SE

LOCATION

Found in this residential area of Eggbuckland with a good variety of local services & amenities found close by.

ACCOMMODATION

An entrance at the side of the building opens into a private staircase rising to the flat. A panelled part-glazed door into;

GROUND FLOOR

HALL

Staircase rising to;

FIRST FLOOR

HALL

Light point, smoke detector & access hatch to loft.

LOUNGE/DINING ROOM 15'6 x 11'9 (4.72m x 3.58m)

uPVC double-glazed window to the front. Ceiling light point. Chimney breast with fitted gas fire & shelves.

KITCHEN 9'4 x 9'9 in part 11'10 maximum (2.84m x 2.97m in part 3.61m maximum)

uPVC double-glazed window to the rear. Fitted kitchen with a range of cupboard & drawer storage set in wall & base units. Roll edge work surfaces. Tiled splash-back. Stainless steel sink. Space for cooker with Hotpoint stove. Plumbing & space for washing machine with Hoover 8kg automatic washing machine. Electric meter & consumer unit.

BEDROOM ONE 13'1 x 9'5 (3.99m x 2.87m)

uPVC double-glazed window to the rear. Wardrobe. Main multipoint BF gas boiler services the domestic hot water.

BEDROOM TWO 7'11 x 8'6 in part 12'5 maximum (7'3.35m x 2.44m1.83m in part 3.78m maximum)

uPVC double-glazed window to the front.

BEDROOM THREE 8'2 x 6'9 (2.49m x 2.06m)

uPVC double-glazed window to the front.

BATHROOM

Obscured glazed uPVC double-glazed window to the rear. White suite with wc, wash hand basin & panelled bath with separate taps. Wall mounted Mira Jump electrically heated shower over.

EXTERNALLY

Decorative iron gate leans along the side of the building to the front door giving access to number 11. The property owns an area of front garden laid to grey coloured decorative stone chippings with borders.

To the rear a private area of garden with artificial lawn borders plants & shrubs. Garden shed. Washing line.

THE PROPERTY IS BEING SOLD AS SEEN

TENURE

A lease of 999 years with around 950 years remaining. Ground rent £6 per annum.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

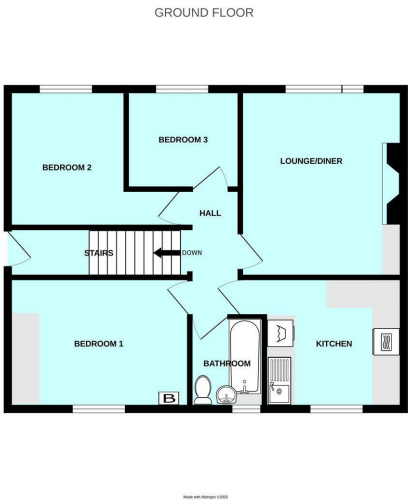
SERVICES PLYMOUTH

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

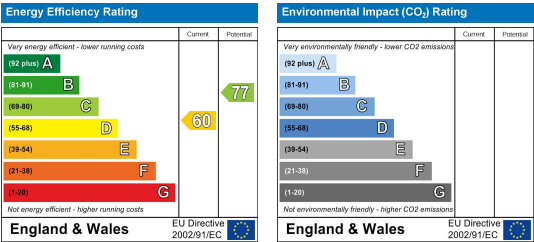
Area Map



Floor Plans



Energy Efficiency Graph



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