

Guide Price £155,000



112 VICTORY STREET, KEYHAM, PLYMOUTH, PL2 2DA

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

Lawson are delighted to market this well appointed mid terrace family home, in a convenient location which is just a short walk from all amenities and regular transport links. The property benefits from accommodation arranged over two floors comprising, PVCu double glazed front door leading to an entrance vestibule with an inner door to the main hallway. In the main hallway, there is a doorway which leads to the sitting room. The sitting room has a large bay window to the front elevation, wooden fire surround, wood effect flooring and moulded ceiling.

The dining room has a fitted recess storage cupboard, window to the rear elevation and carpeted stairs to the first floor landing, under stairs storage and a doorway which leads into the kitchen. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed and roll top worksurfaces, gas and electric cooker point, tiled splash backs, stainless steel sink drain unit, window and doorway to the side elevation, wall mounted Worcester combination boiler and plumbing for a washing machine.

A doorway to the bathroom, which is fitted with a matching three-piece suite comprising, a low level WC, pedestal wash hand basin and a panel enclosed bath, Mira Zest electric shower unit over, extractor fan and window to the side elevation.

Carpeted stairs ascend to the first floor landing, there is a loft access and a window to the rear. A doorway leads to bedroom one which is a spacious double room with a window to the front elevation and fitted wardrobe/storage cupboard. Bedroom two is a further double room and has a window to the rear.

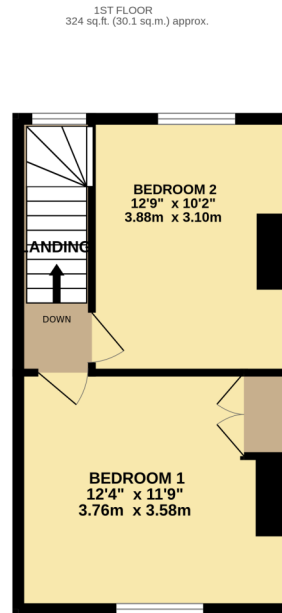
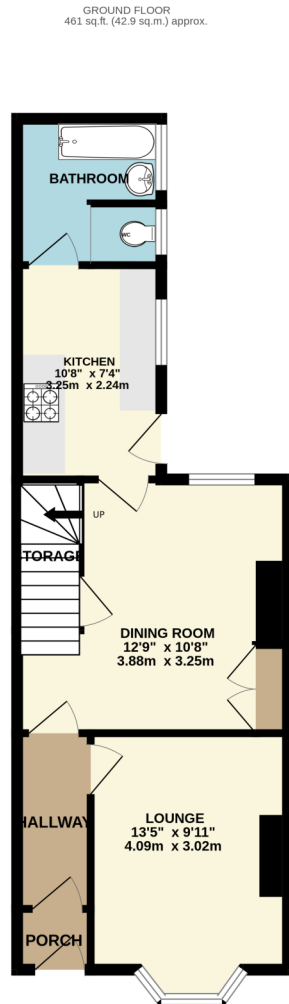
Externally, there is a flagged rear courtyard garden, an outside light, tap, a gateway to the service lane and a wooden shed.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



FLOOR PLAN



TOTAL FLOOR AREA: 785 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1,476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

