

£160,000

LAWSON
Estate Agency...Only Better



364 WOLSELEY ROAD, PLYMOUTH PL2 2EB

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

Lawson are delighted to market this well appointed terraced Victorian family home, just a short walk from all amenities and regular transport links. The property benefits from a well maintained accommodation arranged over two floors comprising, a PVCu double glazed front door leading to an entrance vestibule with a glazed inner door into the main hallway; carpeted stairs to the first floor landing with a carved newel post and a polished handrail, under stair storage and then a doorway to the sitting room.

The sitting room has a large bay window to the front elevation, a feature fireplace with a living flame gas fire, moulded ceiling and dado rail. The dining room has a window to the rear elevation, fitted cupboard, moulded ceiling, dado rail and wood effect flooring. The kitchen is fitted with a matching range of base and eye level storage cupboards with post formed worksurfaces, one and a half bowl acrylic sink drainer unit with a mixer tap, plumbing for a dishwasher, plumbing for a washing machine, electric cooker point, space for fridge freezer, tiled splash backs, a wall mounted Worcester combination boiler and French doors.

A doorway opens through into the bathroom; a spacious room fitted with a matching 3 piece suite comprising, a low level WC, pedestal wash hand basin with storage beneath, a large corner bath with a Triton T80 electric shower unit, double aspect and full height tiling to all walls.

From the main hallway, carpeted stairs ascend to the first floor landing which has a window to the rear elevation and a loft access. Bedroom one is a spacious double with a window to the front elevation and a fitted wardrobe with sliding mirrored doors, shelving and hanging. Bedroom two is a further double with a window to the rear elevation.

Externally, the front garden is gravelled for ease of maintenance with steps leading to the front door. To the rear of the property, the garden is flagged for ease of maintenance, fully wall enclosed with a gateway leading to the service lane, outside light and tap.

The property has the benefit of PVCu double glazing and a Worcester combination boiler.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection is ADSL, FTTC, FTTP.

OUTGOINGS PLYMOUTH

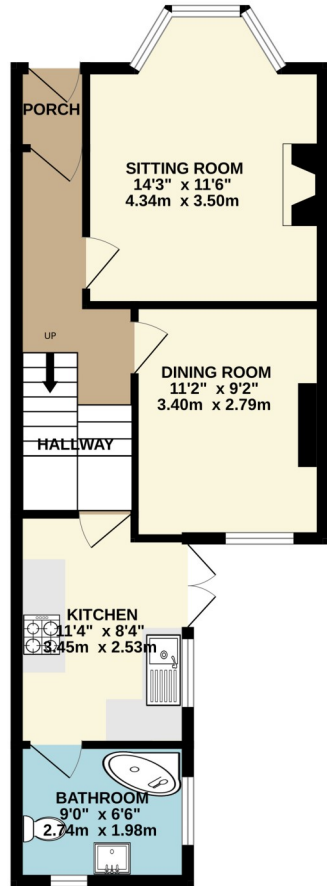
We understand the property is in band 'A' for council tax purposes and the amount payable for the year 2024/2025 is £1,476.58 (by internet enquiry with Plymouth City Council). These details are subject to change.

PLYMOUTH

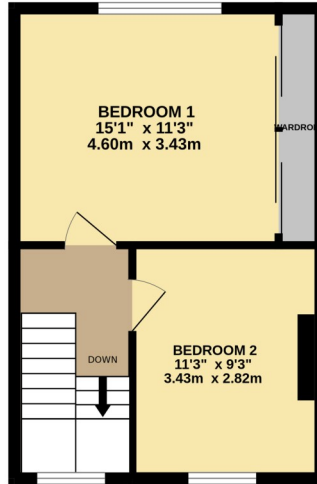
Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational 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.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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

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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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EPC TBC

