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Brentford Avenue, Plymouth, PL5 4HB

£154,950

FOR SALE

Wainwright Estate Agents are delighted to offer for sale with NO ONWARD CHAIN this three bedroom mid terrace house which has recently undergone extensive modernisation including a newly fitted kitchen with built in electric oven, hob and extractor hood, white bathroom suite, decorated throughout in neutral colours, new carpets and flooring in every room and a new combi boiler supplying the hot water and central heating system.

To appreciate the size and all this home has to offer an internal viewing is a must. EPC = C (70)



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PRS Property
Redress
Scheme

DESCRIPTION

This three bedroom mid terrace property has undergone complete internal modernisation including a new fitted kitchen/diner with electric oven, hob and extractor hood, new white bathroom suite, new combi boiler, fully decorated throughout, new carpets and flooring to every room. There are also many extras with new modern internal doors and smooth ceilings. Other benefits include double glazing and good size gardens to the front and rear. The property would be ideal for a first time buyer or for someone looking for a well maintained property ready to move in.

ENTRANCE

uPVC double glazed front door leading into the hallway.

HALLWAY

Stairs leading to the first floor, doorways leading into the ground floor living accommodation, power points, down lighting.

LOUNGE

17' 10" into bay window x 10' 6" (5.44m x 3.2m) Light and airy room with double glazed window to the front aspect and a box bay double glazed window to the rear aspect, various power points, down lighting and smooth ceiling, radiator.

KITCHEN/DINER

15' 8" x 10' 5" (4.78m x 3.18m) Newly fitted kitchen comprising range of wall mounted and base units with work surfaces above, single drainer sink unit with mixer tap, splash backs, space and plumbing for washing machine and dishwasher, built in electric oven with electric hob and extractor hood above, space for fridge/freezer, various power points, down lighting and smooth ceiling, understairs storage cupboard housing the meters, uPVC double glazed window to the rear aspect, uPVC door leading to the rear garden. In the dining area there is a double glazed window to the front aspect, radiator, down lighting and smooth ceiling.

STAIRS

Stairs leading to the first floor landing.

LANDING

Doorways leading into the first floor living accommodation, radiator, uPVC double glazed window to the rear aspect, power points, radiator, wall mounted combi boiler supplying the hot water and central heating system, shelving into a recess.

BEDROOM 1

10' 5" x 9' 10" (3.18m x 3m) uPVC double glazed window to the rear aspect, various power points, radiator, down lighting and smooth ceiling.

BEDROOM 2

9' 10" x 7' 10" (3m x 2.39m) uPVC double glazed window to the front aspect, various power points and radiator.

BEDROOM 3

9' 10" x 5' 8" (3m x 1.73m) uPVC double glazed window to the front aspect, power points and radiator.

BATHROOM

New white bathroom suite comprising panelled bath with electric shower above, vanity unit with inset wash hand basin with cupboard beneath, low level w.c., radiator, down lighting with smooth ceiling, obscure glass double glazed window to the rear aspect.

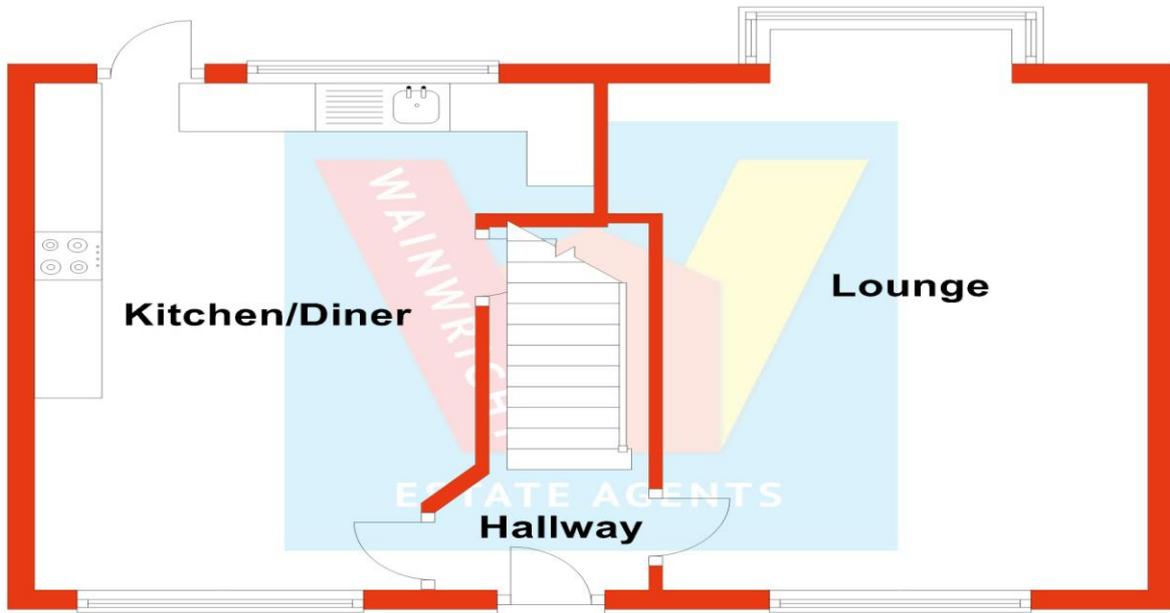
OUTSIDE

To the front of the property there is a level enclosed garden with part wooden and part natural hedge surround, laid to lawn area, gravelled area, pathway leading to the front door.

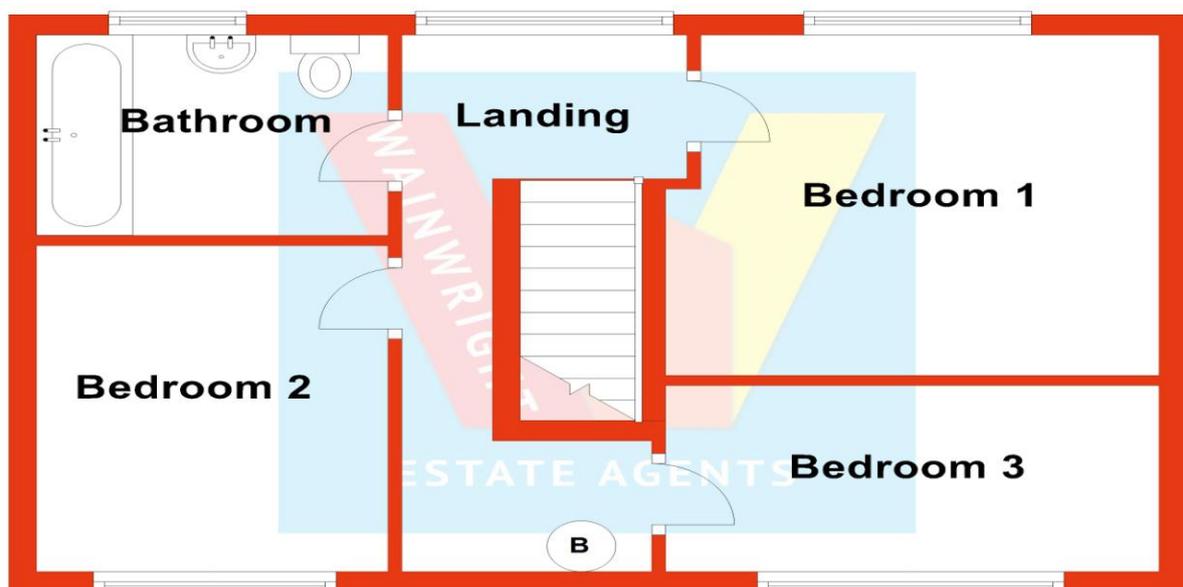
REAR GARDEN

Enclosed rear garden which is mainly laid to lawn with gravelled pathway leading to a hard standing area and gates giving access to the rear.

Ground Floor



First Floor





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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VIEWING

By appointment with Wainwright Estate Agents

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