



Andromeda Grove, Sherford Plymouth PL9 8GF

welcome to

Andromeda Grove, Sherford Plymouth

Stylish two double bedroom end terrace home in sought-after Sherford, boasting two private allocated parking spaces, a spacious open-plan kitchen/dining room with French doors to the garden, downstairs WC, and modern family bathroom.



Entrance Area:

Door to front elevation with two obscured double glazed windows to front elevation. Door to downstairs WC. Area naturally flows through to lounge.

Lounge:

Double glazed sash window to front elevation. Radiator. TV point. Plain plastered walls and ceiling. Understairs storage cupboard.

Kitchen Diner:

Fitted kitchen with wall and base level units. Double glazed window to rear elevation with garden view. Integrated fridge freezer. Integrated washing machine and dishwasher. Integral gas hob with cooker-hood over. Integral electric fan oven. Stainless steel sink drainer with mixer tap over. CH boiler discretely housed within kitchen unit. Additional Island with worktop and lower level cupboards have been added to maximise storage and worktop space. Within the dining area there are double glazed French doors to rear elevation leading directly out to fully enclosed rear garden. Radiator. Plain plastered walls and ceiling.

Landing:

Loft access. Carpeted flooring. Plain plastered walls and ceiling.

Master Bedroom:

Two double glazed windows to rear elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring. Over the stairs built in storage cupboard/wardrobe. Tv and aerial point and plug sockets.

Bedroom Two:

Two Double glazed sash window to front elevation. Radiator. Plain plastered walls and ceiling. Carpeted flooring. TV point.

Downstairs Wc:

Low level WC. Wash hand basin with mixer tap over. Plain plastered walls and ceiling. Wheelchair friendly. Radiator.

Bathroom:

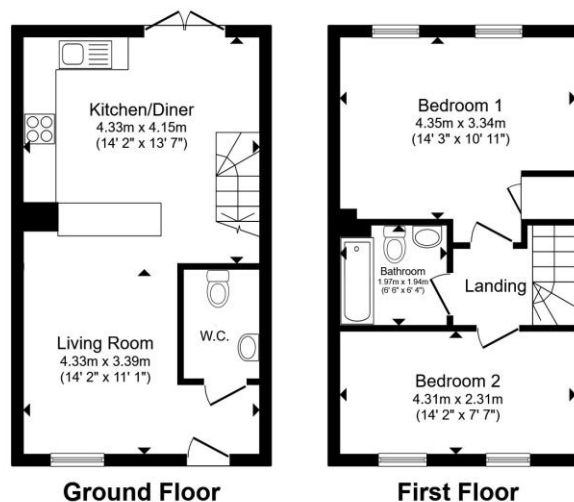
Low level WC. Wash hand basin with mixer tap over and splashback tiling. Shaver socket. Bath. Shower running off mains supply. Heated towel rail. Tiled flooring.

Rear Garden:

Double glazed French doors from kitchen diner lead directly out to patio area which naturally flows onto a low maintenance cosmetic lawn. To the rear there is a private pathway with is gated. This then leads to a further pathway leading to the two privately owned allocated parking spaces. To the rear of the garden there is a 6'4 wooden shed and a bespoke bar area with a two plug electrical socket within.

Off Road Parking:

Two privately owned allocated parking spaces. These can be accessed via both front and rear elevations.



Total floor area 66.2 m² (712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Andromeda Grove, Sherford Plymouth

- Two private allocated parking spaces
- Downstairs WC
- Two double bedrooms
- Spacious open-plan kitchen/dining room
- French doors opening onto the rear garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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