



## Ashwood Park Road, Plymouth, PL7 Offers Over: £190,000

This well presented two bedroom terraced property is tucked away discreetly in a quiet and tranquil corner of the ever-popular area of Chaddlewood. This home would perfectly suit those looking to get on the property ladder, or equally be suited to those looking for a sound investment. The ground floor consists of a fantastically sized living area that has been freshly decorated by the current owners, and a kitchen area.

To add to the living space you have a beautiful light and airy conservatory which overlooks the peaceful woodland. Upstairs, the home boasts two generously proportioned bedrooms sized bedrooms which are equally as stylishly decorated, and the property is finished perfectly with a contemporary and modern bathroom. Externally, this home boasts a landscaped and maintainable garden to the rear, a single garage, and a driveway which allows parking for two cars. Whether you are purchasing your first home or alternatively looking for a popular buy-to-let investment, this delightful family home has everything to offer. EPC:D

## Rooms

**Entrance Hall** 3'4" x 8'6" (1.02m x 2.6m). uPvc double glazed door to enter, laminate flooring, radiator

**Kitchen** 7' x 7'10" (2.13m x 2.4m). laminate flooring, space for fridge freezer, tiled splashback, integrated oven, extractor fan, stainless steel sink and a half with drainer, hot and cold mixer tap, uPvc double glazed window to the front aspect, worcester boiler

**Lounge** 11'11" x 17'3" (3.63m x 5.26m). carpeted flooring, two radiators, multiple plug sockets, stairs leading to the first floor, uPvc double glazed sliding doors

**Conservatory** 9'11" x 11'11" (3.02m x 3.63m). laminate flooring, radiator, uPvc double glazed windows around the room, uPvc double glazed door leading out to the rear garden

**Landing** 5'11" x 3'8" (1.8m x 1.12m). carpeted stairs and landing, access to the loft

**Bathroom** 4'10" x 7'7" (1.47m x 2.3m). vinyl flooring, heated towel rail, partly tiled, toilet, uPvc double glazed frosted window to the front aspect, bath tub, shower, sink with hot and cold mixer tap, vanity cupboard

**Bedroom Two** 6'9" x 11'1" (2.06m x 3.38m). carpeted flooring, radiator, uPvc double glazed window to the front aspect, two storage cupboards

**Bedroom One** 11'8" x 9'11" (3.56m x 3.02m). carpeted flooring, radiator, uPvc double glazed window to the rear aspect, storage cupboard

**Garden** part artificial grass, part patio

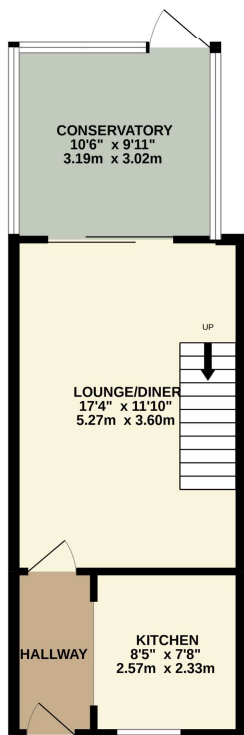
**Garage** single garage



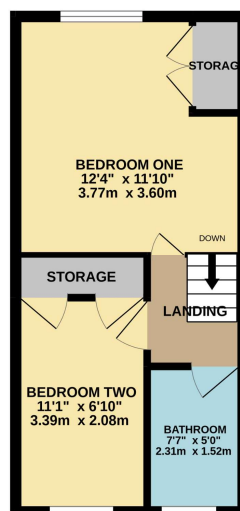


**Parking** driveway allowing parking for two cars

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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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