



Molyneaux Place, Plymouth, PL1 Offers Over: £160,000

This impressive period property is beautifully presented and is located within a short walking distance of Plymouth City Centre and Devonport train station. Located close to local transport routes and with easy access links to the city, this charming two double bedroom property is appealing to first time buyers, professionals and investors looking to add a lucrative house to their portfolio. The home boasts generous room sizes and comprises of a living room, dining room, two double bedrooms, bathroom, and kitchen. The attractive living room has been finished to the highest of standards and benefits from a feature log burner. A recently fitted kitchen has been installed and flows off into the contemporary style bathroom, fit with shower. Upstairs you'll find a spacious landing leading off to two spacious double bedrooms, both benefiting from feature fireplaces and large windows which allow a flow of natural light. The garden at the rear provides ample space outdoor entertaining and is perfect for social occasions. EPC: TBC

Rooms

Porch 3'5" x 2'7" (1.04m x 0.79m). Wooden front door, laminate flooring, wooden door leading into hall

Hallway 18'4" x 4'11" (5.6m x 1.5m). Wooden floorboards, UPVC door onto rear garden

Sitting Room 12' x 11'7" (3.66m x 3.53m). Wooden door, carpeted flooring, UPVC double glazed window to the front aspect, gas wall mounted radiator, long burner

Dining Room 11'4" x 9'8" (3.45m x 2.95m). Wooden door, carpeted flooring, UPVC double glazed window to the front aspect, gas wall mounted radiator

Kitchen 8'6" x 8'5" (2.6m x 2.57m). Wooden door, wooden flooring, wooden worktop with cream units, UPVC double glazed window to side aspect, chrome sink with draining board and mixer tap, space for oven, washing machine and dishwasher

Bathroom 8'6" x 4'8" (2.6m x 1.42m). Wooden door, wooden floor, white toilet, white basin, shower, UPVC double glazed window, gas wall mounted radiator

Landing 11' x 4'11" (3.35m x 1.5m). Wooden floorboards, UPVC double glazed window to the rear aspect, loft hatch

Bedroom 1 14'8" x 11'11" (4.47m x 3.63m). Wooden door, carpet flooring, UPVC double glazed window to the front and side aspect, gas wall mounted radiator, fireplace

Bedroom 2 11' x 9'8" (3.35m x 2.95m). Wooden door, carpet flooring, UPVC double glazed window to the rear aspect, gas wall mounted radiator

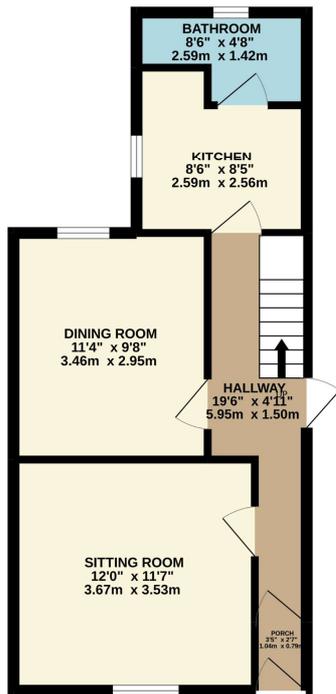
Exterior Large courtyard style garden with decking and pebbled area



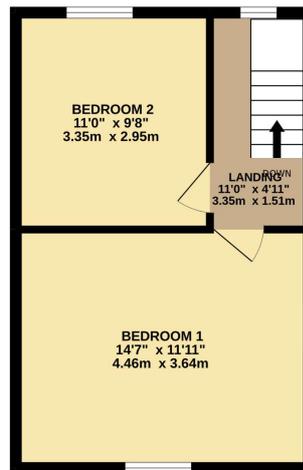


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GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



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



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Disclaimer

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