



Cranfield, Plymouth PL7 4PF

welcome to

Cranfield, Plymouth

* NO CHAIN *

A two-bedroom ground floor flat in the sought-after Woodford area of Plympton, enjoying far-reaching views, a sunny rear garden, generous front garden, and off-road parking. Ideal for first-time buyers, investors, or those looking to downsize into a comfortable, well-maintained home.



Entrance Hall

Private entrance with access to understairs storage and all rooms.

Lounge

Gas fire, radiator and large double glazed window to the rear.

Kitchen

Electric built in cooker, space for washing machine and built in fridge freezer. Double glazed window with view to the rear and another double glazed window with view to the left hand side. Storage cupboard housing electrics and a wall mounted boiler.

Bedroom One

Built in storage, radiator and double glazed window to the front.

Bedroom Two

Built in storage, radiator and double glazed window to the front.

Bathroom

Walk in shower, pedestal sink and WC. Radiator and a double glazed frosted window to the left.

Parking

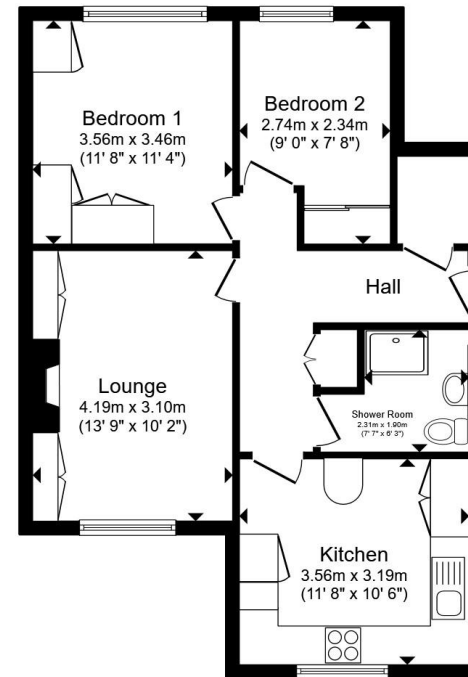
The property benefits from a separate driveway.

Front Garden

The property has the entire front garden along with the driveway.

Rear Garden

The left hand side of the garden belongs to this property.



Total floor area 57.7 m² (621 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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- Ground Floor
- Cul-de-sac
- Far Reaching Views
- No Chain
- Front and Rear Garden (Left Hand Side)

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PYP104713 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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