



Cotehele Avenue, PL4 9NG

Offers In Excess Of £92,000 – Share of Freehold



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- ✓ GROUND FLOOR FLAT
- ✓ ONE DOUBLE BEDROOM
- ✓ REFITTED KITCHEN/DINER
- ✓ REFITTED SHOWER ROOM

- ✓ UPVC DOUBLE GLAZING
- ✓ GAS CENTRAL HEATING
- ✓ SMALL COURTYARD
- ✓ NO ONWARD CHAIN

Fees from just £825 with no commission



This 1 double bedroom ground floor flat has undergone a programme of modernisation and refurbishment over the years and is a credit to the current owners. The property benefits from a refitted modern high gloss kitchen/diner, refitted shower room, uPVC double glazing and gas central heating. To the rear is a small area of courtyard. With NO ONWARD chain, the property would suit a first time buyer or as a buy to let.



ACCOMMODATION

previously used as an office area. Doors to lounge, bedroom and opening to kitchen/diner.

COMMUNAL ENTRANCE HALL

Accessed via a uPVC double glazed door.

Hallway

Modern wooden door. Laminate flooring. Radiator. Under stairs cupboard. Alcove

LOUNGE 15' 2" x 14' 2" (4.63m x 4.33m)

uPVC double glazed bay window to the front. Radiator. Laminate flooring. Radiator. Glass blocks on to the hallway.

BEDROOM 12' 4" x 12' 0" (3.77m x 3.67m)

Bright and airy double room. uPVC double glazed window to the rear. Radiator.

KITCHEN/DINER 13' 6" x 11' 3" (4.14m x 3.43m)

Refitted and well appointed with a modern range of high gloss wall and base units with wood effect roll top work surface over. Matching built in wine rack. Inset one and a half bowl stainless steel sink with mixer tap and single drainer. Built in 4 ring gas hob with hood over and matching oven Space for fridge/freezer. Inset ceiling lights. Radiator. uPVC double glazed window to the side. uPVC double glazed French double doors to the side. Door to;

Small set of units and work top. Wall mounted Ferroli gas combination boiler. Opening to;

SHOWER ROOM

Refitted with a modern 3 piece white suite. Kidney shaped double shower cubicle with curved shower screen and "watering can" styled shower head over. Pedestal wash hand basin. Low level wc. Wall mounted heated towel rail. Inset ceiling lights. Obscure uPVC double glazed window to the rear.

COURTYARD

Located to the rear of the property is a small area of courtyard.

UTILITY AREA





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Ritchie Nash is the in-house Mortgage Adviser at Citysales and has 20 years experience in financial services. He has an in-depth knowledge of the mortgage market and can guide you through your property purchase or remortgage from start to finish. As an expert adviser, he has access to over 11,000 mortgage deals ensuring you get the right mortgage to suit your needs.



Call: Ritchie Nash on 01752 21 1111 or 07881 821 216

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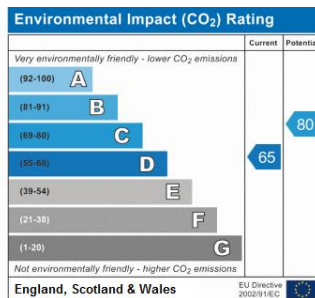
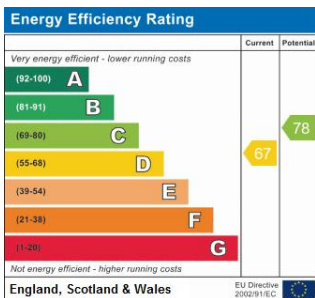
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FLOORPLANS



COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Plymouth City Council

HEAD OFFICE

Beechwood House
Beech Avenue
Plymouth
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements