



Falcon

01752 600444

74 Warwick Orchard Close

Honicknowle, Plymouth, PL5 3NZ

Guide Price £180,000 - £190,000





In Brief

A gorgeous 2 bed starter home, fabulous enclosed garden and overlooks an open green

Reception Rooms Large living room and kitchen / diner

Bedrooms 2 double bedrooms

Heating Gas central heating

Area 596 Sq Ft

Tenure Freehold

Parking Communal parking area - first come basis.

Council Tax B

Description

This charming two-bedroom starter home offers a serene living experience, overlooking a picturesque open green. The house is positioned off a small walkway. The property features a beautifully enclosed, newly paved garden, perfect for outdoor relaxation and entertaining all nicely enclosed by recently fitted fencing.

Off the entrance hall you step into the large living room which is a great open space. The kitchen / diner to the rear is another lovely bright and sunny room that is fitted with a stylish range of units with an integral oven and hob and overlooks the garden.

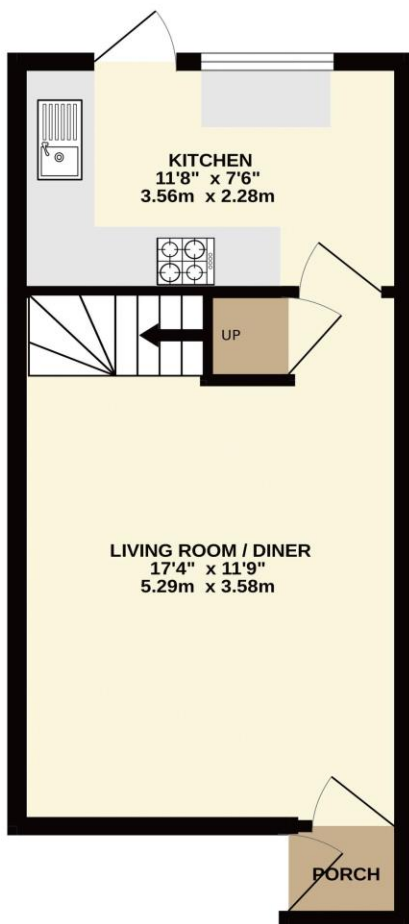
Off the first floor landing there are two good sized bedrooms and a modern fitted bathroom with a mixer shower over the bath. Equipped with gas central heating and UPVC double glazing, this modern and stylish residence ensures comfort and energy efficiency. Conveniently located near shops and essential facilities, it is nestled in a quiet cul-de-sac, providing a peaceful retreat from the hustle and bustle.

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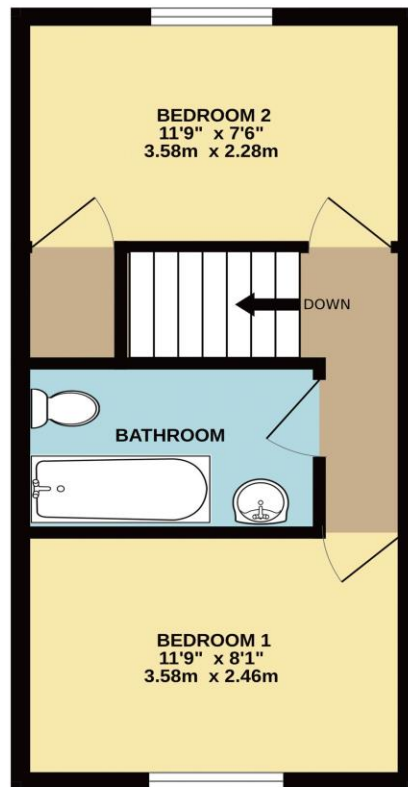
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Floor Plans

GROUND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.2 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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