



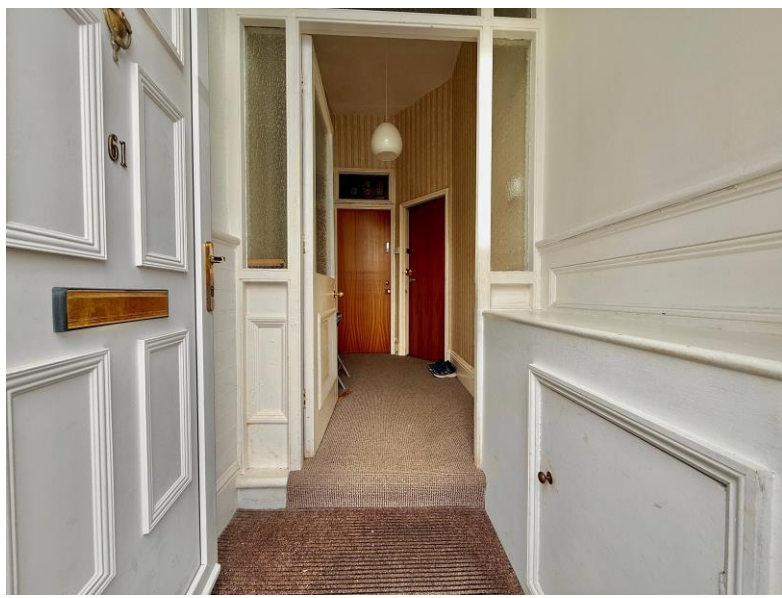
Falcon

01752 600444

GFF, 61

Salisbury Road, Plymouth, PL4 8TA

Guide Price £100,000-£110,000





In Brief

Spacious Ground Floor Flat with Sunny Bay Window, Private Courtyard & Utility Room

| | | | |
|------------------------|---------------------------------------|--------------------|-------------------|
| Reception Rooms | Large living room and kitchen / diner | Parking | On street parking |
| Bedrooms | Good sized double bedroom | Council Tax | A |
| Heating | Gas central heating. | | |
| Area | 782 sq ft | | |
| Tenure | Leasehold | | |

Description

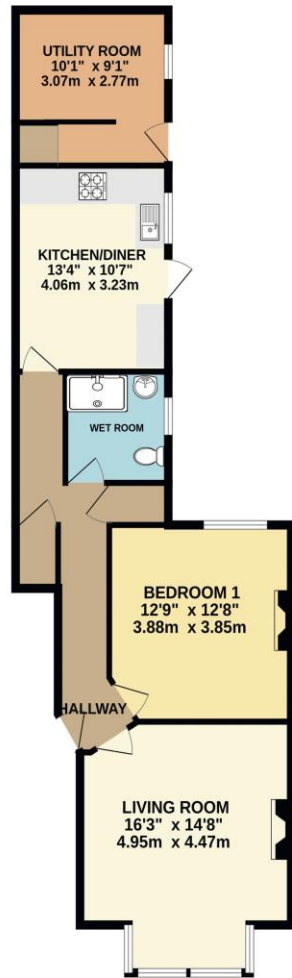
Situated in a popular and convenient location, this spacious one double bedroom ground floor flat has been lovingly maintained and offers generous, well-balanced accommodation. The bright living room to the front features a sunny south-facing bay window, creating a warm and inviting space, while the good-sized double bedroom benefits from built-in wardrobes. To the rear, a modern kitchen/diner provides ample space for both cooking and dining, complemented by a stylish, contemporary wet room. Outside, the property enjoys a private enclosed courtyard garden with a flower bed and pedestrian access to a rear service lane. It is such a brilliant bonus to have this private outside space for a flat. A particularly useful addition is the external utility room, offering excellent storage or potential to be incorporated into the main property (subject to any necessary works). With gas central heating and uPVC double glazing throughout, this flat represents a fantastic first-time buy, downsize, or investment opportunity.

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Floor Plans

GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.

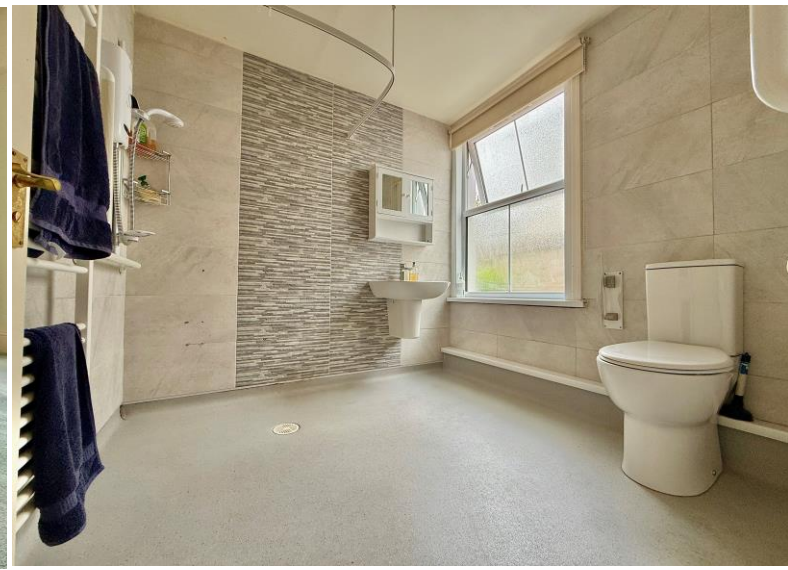


TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

