



Falcon

01752 600444

9 Alexandra Terrace

Ford, Plymouth, PL2 1JZ

Guide Price £260,000-£270,000





In Brief

Beautifully presented 3 bedroom house with lovely garden and large garage.

Reception Rooms	Spacious lounge/Diner		
Bedrooms	3 Bedrooms		
Heating	Gas Central Heating	Parking	Large Garage
Area	963 sq ft	Council Tax	B
Tenure	Freehold		

Description

Beautifully presented throughout, this charming three-bedroom terraced home offers stylish and comfortable living, ideal for families, couples or first-time buyers. As you enter the house you will step into a really impressive, large living room / dining room. The property features a modern, well-appointed kitchen with integral oven and hob and an awesome contemporary shower room, complemented by a convenient downstairs WC located at the rear of the property.

To the outside, the home benefits from a lovely garden, brilliantly sunny with artificial grass and a patio seating area, providing a pleasant space for relaxing, entertaining or enjoying the warmer months. A large garage (20'11 x 13'1) offers excellent additional storage and parking, adding to the practicality of this attractive home. With its modern interiors, generous accommodation and fantastic outdoor space, this property is ready to move into and would make a wonderful family home. An early viewing is highly recommended to fully appreciate all it has to offer.

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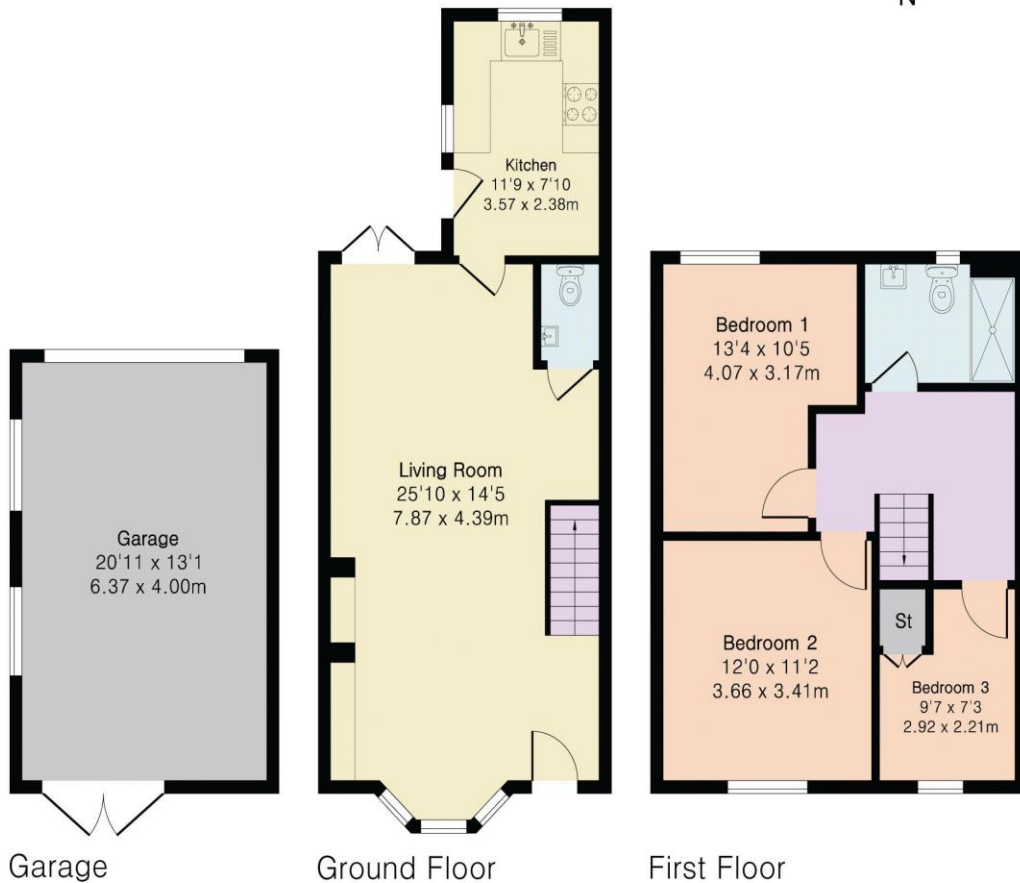
Floor Plans

**Approximate Gross Internal Area 963 sq ft - 89 sq m
(Excluding Garage)**

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 487 sq ft – 45 sq m

Garage Area 274 sq ft – 25 sq m





We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
EU Directive 2002/91/EC		
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