



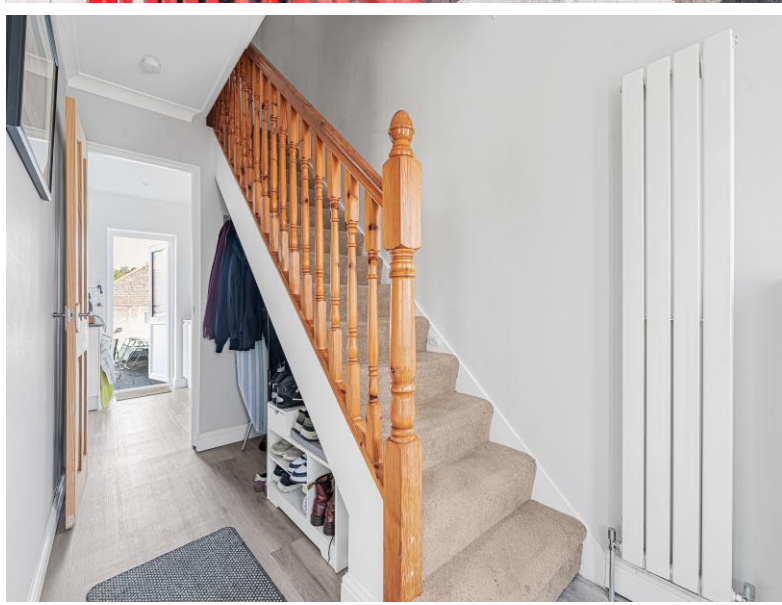
Falcon

01752 600444

21 Sefton Avenue

Lipson, Plymouth, PL4 7HB

Guide Price £230,000 - £240,000





In Brief

Beautifully refurbished throughout to a high standard with the added bonus of a garage.

Reception Rooms Lounge and Kitchen/Diner

Bedrooms 3

Heating Gas Central Heating

Area 796 Sq Ft

Tenure Freehold

Parking Large Garage

Council Tax B

Description

A beautifully refurbished three-bedroom mid-terraced house, offering stylish and comfortable accommodation with a range of significant improvements carried out within the last five years. The property benefits from new windows, a modern kitchen with integrated appliances, a new boiler and a contemporary bathroom, providing a move-in-ready home with little immediate expenditure required. Further benefits include a larger than average garage, complete with a new electric garage door, offering excellent storage, parking or potential for a variety of uses, subject to any necessary consents. Ideally located close to popular local schools, the property is also conveniently positioned for easy access to the city centre and a wide range of shops, amenities and transport links. An excellent opportunity to acquire a substantially improved family home in a highly convenient location.

Need A Mortgage?

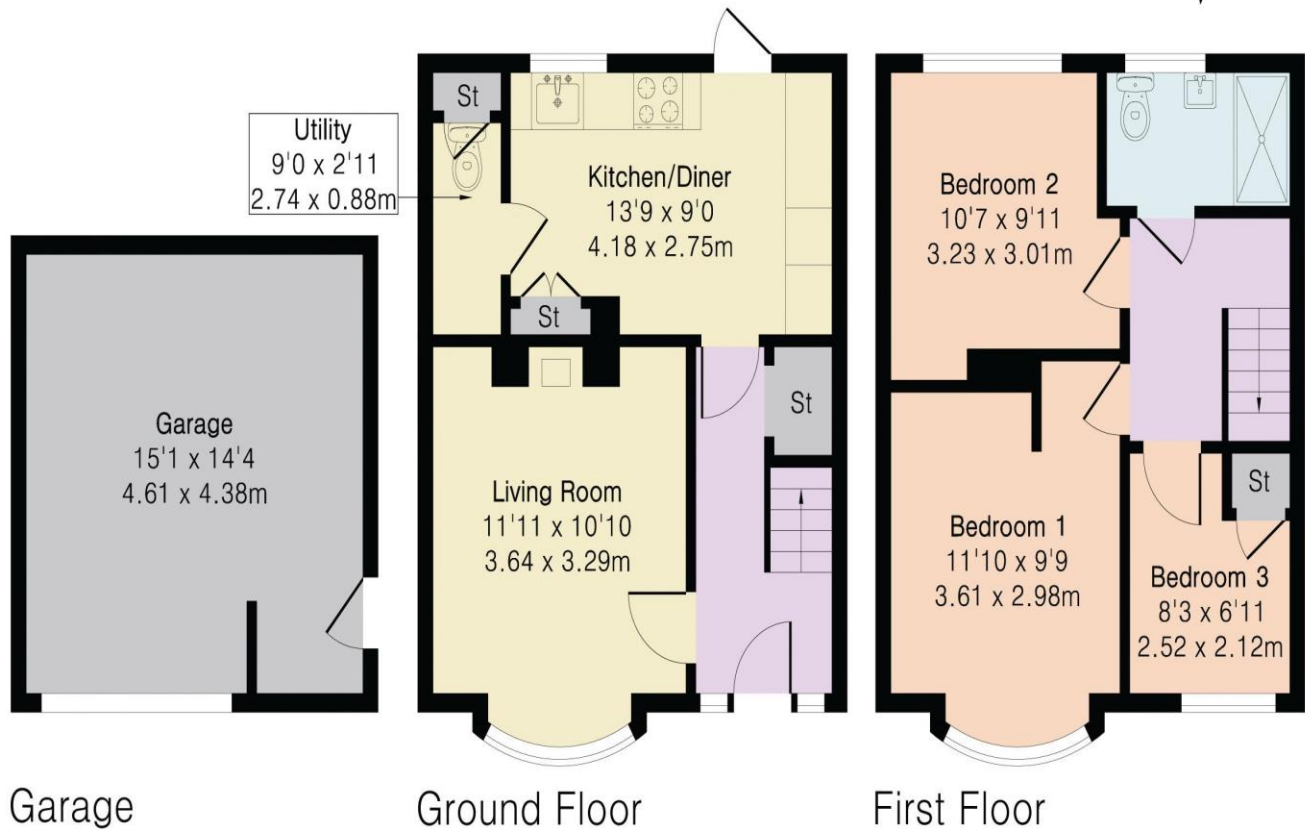
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ours is only £195 paid when you move!

Approximate Gross Internal Area 748 sq ft - 70 sq m (Excluding Garage)

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 374 sq ft – 35 sq m

Garage Area 217 sq ft – 20 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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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	72	78
(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
WWW.EPC4U.COM		

