





# 837 WOLSELEY ROAD

## SALTASH PASSAGE, PLYMOUTH, PL5 1JP

**£99,950**

**LEASEHOLD**

Situated in the Saltash Passage area of Plymouth with views over Kinterbury Creek and the River Tamar is this delightful one bedroom lower ground floor flat. Accommodation comprises lounge/diner, modern kitchen and bathroom and bedroom. Benefiting from double glazing, gas central heating, private garden area and offered with no onward chain this really is an opportunity not to be missed.

MOVING ON estate agents
the property specialists

# 837 WOLSELEY ROAD

- Lower Ground Floor Flat
- One Bedroom
- Views Over Kinterbury Creek & River Tamar
- Modern Kitchen & Bathroom
- No Onward Chain
- Viewing Highly Recommended.





Entrance:

Via uPVC double glazed door into:

Kitchen: 2.58m x 2.38m (8'5" x 7'9")

Two uPVC double glazed windows to the rear with far reaching views over Kinterbury Creek and the River Tamer. Wall and floor mounted matching units with roll edge worktops and tiling to splash back areas. Stainless steel single drainer with mixer tap over, built in hob with extractor over and oven beneath and spaces provided for washing machine and fridge/freezer. Door into:

Lounge/Diner: 4.67m x 3.31m (15'3" x 10'10")

uPVC double glazed window to the rear with views, radiator and further door into:

Inner Lobby:

Further doors to:

Bedroom 3.97m x 2.31m (13'0" x 7'6")

Two uPVC double glazed windows to the side and rear and radiator.

Shower Room:

uPVC obscure double glazed window to the side. Shower with glazed screen, low flush W.C and wash hand basin with cupboards under. Shower boarding to all splashback and shower area and further door to cellar storage area.

Outside:

To the side is a path and steps leading down to the lower ground floor. A private patio area and seating a leading to some step to the flat entrance.

Additional information:

Lease Length - 999 from 1981 - 954 approx remaining

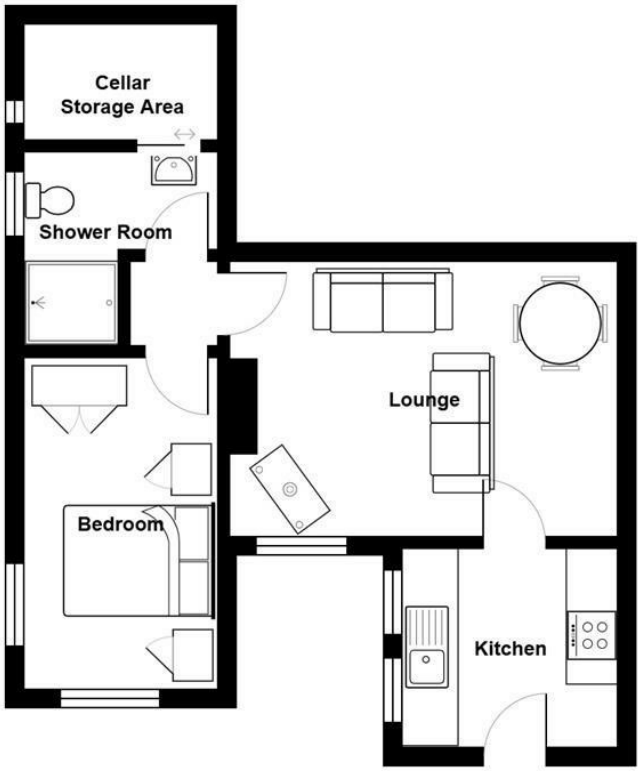
Ground Rent - £0 Service Charge - £0

1/3 of Freehold

Construction - Standard

Council Tax - A = £1627.90

Parking - On Street




Total Area: 41.0 m² ... 442 ft²

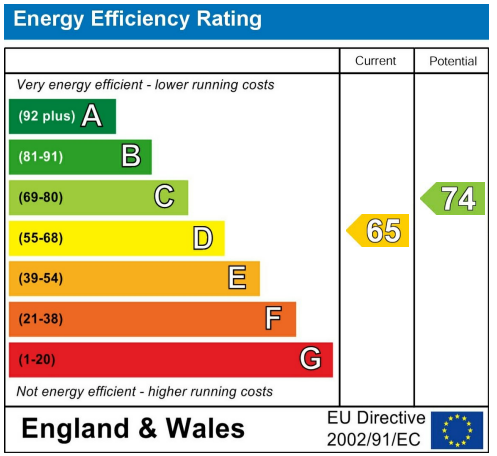
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

Moving On Estate Agents
12 Colebrook Road
Plympton
Plymouth
PL7 4AA

01752 340666
enquiries@movingonestateagents.co.uk
https://www.movingonestateagents.co.uk