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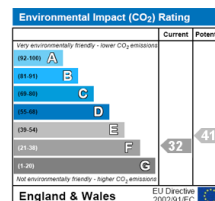
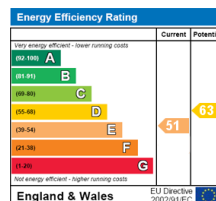
Madden Road, Cumberland Park Gardens, Plymouth PL1 4NE



Offers in Region of £120,000

3 bedroom Maisonette

- ✓ AVAILABLE WITH NO CHAIN
- ✓ IDEAL INVESTMENT PROPERTY
- ✓ IDEAL FIRST TIME BUYER HOME
- ✓ Three Bedrooms
- ✓ Rear Private Garden
- ✓ Off Street Parking
- ✓ In Need of Modernisation
- ✓ Close to Shops & Amenities





50 Victoria Road
St Budeaux
Plymouth, PL5 1RG

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Description

Viewme are pleased to bring to the sales market this three bedroom purpose built maisonette just outside of Plymouth City Centre. Close to local Amenities and transport links.

The property briefly comprises:

Ground Floor:

Entrance Hallway, Cloakroom, Kitchen/Diner/Lounge & Rear Private Garden

First Floor:

Single Bedroom, 2nd Double Bedroom, Master Bedroom and Bathroom (currently a shower room)

Location

Cumberland Park Gardens is located on the outskirts of Devonport opposite Mount Wise Village by the Sea.

Local amenities include: Get Active Sports Facility, Brickfields, Local A&E Department, Dental School. Within a short walking distance there is a Cooperative Supermarket, Newsagents & Takeaway establishment. A longer walk will take you to the Marlborough Street shopping area which comprises: Iceland Supermarket, Bakers, Newsagent, Pet Shop, Coop Supermarket, Hair Salon, Carpet Sales to name a few.

Lidl and Aldi supermarkets can be found on Union Street, approximately 15 minutes away by foot or 5 minutes by car.

Just outside of Cumberland Park are local transport links with busses every 5-10 minutes. You will also find Mount Wise Park, Devonport Park, sea promenade to Royal William Yard and outside swimming pools within a five minute drive away.

Local Schools include:

Ground Floor

Entrance Hallway - 15' 0" x 5' 8" (4.59m x 1.74m) From the front door you enter into the hallway which gives access to all the living accommodation on the first floor and the stairway to the first floor.

Laminate flooring.

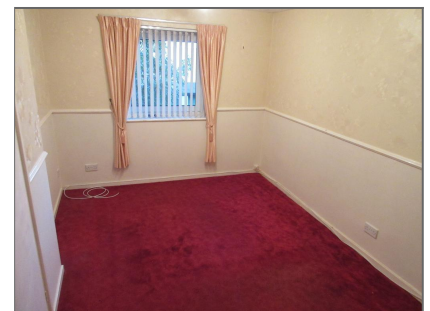
Cloakroom - 4' 7" x 2' 7" (1.4m x 0.81m) A handy ground floor cloak room with modesty double glazed window to the front of the property.



Front Aspect of the Property



Lounge



Master Bedroom



Nearby Brickfields Sports Centre

Laminate flooring, white low level WC and wash hand basin.

Kitchen/Dining Room - 10' 8" x 15' 3" (3.27m x 4.65m) Good sized kitchen/dining room with base and eye level kitchen units with work surface, stainless steel sink with double glazed window overlook the front of the property.

Part laminate (kitchen) and part vinyl (dining area) flooring.

This room would benefit from modernisation.

Lounge - Good sized lounge area to the rear of the property, with feature fireplace, night storage heater.

Double glazed window overlooking the rear garden and door giving access to the garden.

Laminate flooring and electrical sockets.

First Floor

First Floor Landing - Access to all first floor accommodation.

Carpet flooring, Night Storage Heater and electrical socket.

Master Bedroom - 9' 4" x 14' 10" (2.86m x 4.54m) The master bedroom is located to the front of the property with double glazed window overlooking the car parking area.

It is a good sized bedroom with built in storage, neutrally decorated with carpet flooring.

There is currently no heating in this room

2nd Double Bedroom - 12' 4" x 8' 10" (3.76m x 2.7m) Good sized double bedroom to the rear of the property overlooking the rear private garden and communal garden area.

Double glazed window, laminate flooring, built in storage and electrical sockets.

Single Bedroom - 7' 6" x 9' 5" (2.29m x 2.88m) The single bedroom is located to the rear of the property with double glazed window overlooking the private garden and communal garden area.

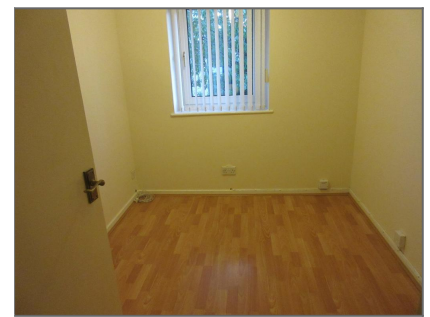
Laminate flooring and storage cupboard.

There is currently no heating in this room.

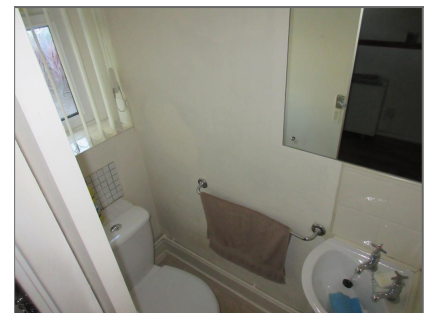
Bathroom (Shower Room) - 6' 11" x 8' 7" (2.12m x 2.64m) The bathroom was



2nd Double Bedroom



Single Bedroom



Cloakroom



Original Madden Rd Gatehouse



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converted to a shower room by the current owner for ease of access. However a bath can be reinstated if required.

The white suite comprises: Walk in shower, WC and wash hand basin.

The heating in this room is currently supplied by way of an electric fan heater.

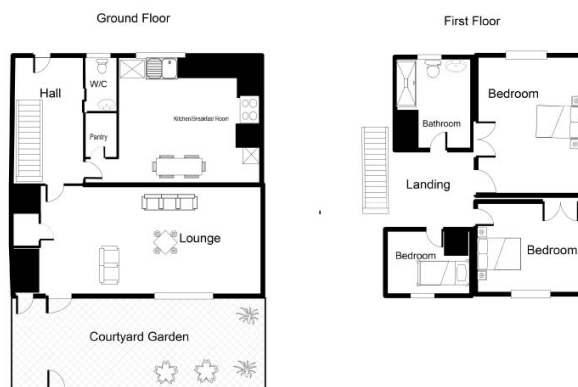
Modernisation of this room would benefit the property.

Exterior

Rear Garden - The garden to the rear of the property is fenced for privacy. Laid to slabs making it a very low maintenance area.

A gate from the garden leads to the communal garden area to the back of the property and a walkway through Mills Road towards the main road for access to shops and public transport.

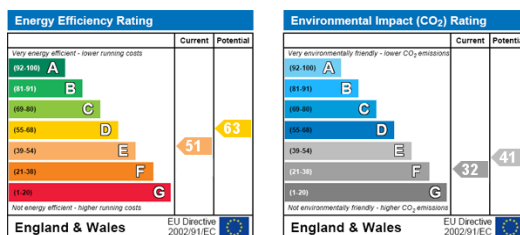
Floorplans



This Floorplan is NOT Drawn to Scale

Floorplan

Energy Efficiency and Environmental Impact



Additional Information

More internal Photographs available soon.

There is currently no gas facility on the development so heating would be by way of Night Storage Heaters. An upgrade of these heaters would benefit the property. Some properties on this development use gas canister fed 'radiators' (which is an alternative option to electric heating).

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Viewme have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.