



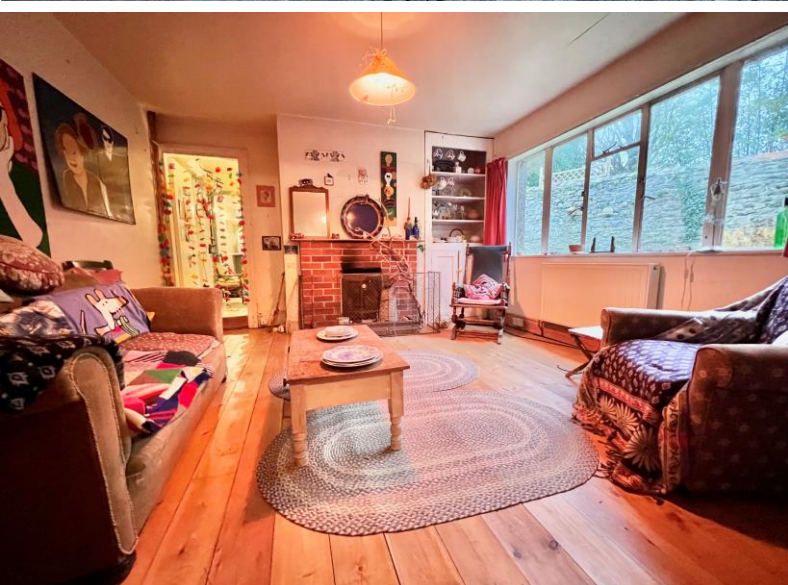
Falcon
fine

01752 600640

16 Russell Avenue

Hartley, Plymouth, PL3 5RB

Guide Price £425,000 - £450,000





In Brief

A fabulous opportunity! 4 bedroomed semi detached family home in need of modernsation

Reception Rooms	Large living room with dining room and breakfast room.	Parking	Driveway parking
Bedrooms	4 bedrooms	Council Tax	E
Heating	Gas central heating (Boiler approx. 5 years old and just serviced!)		
Area	1557 sq ft		
Tenure	Freehold		

Description

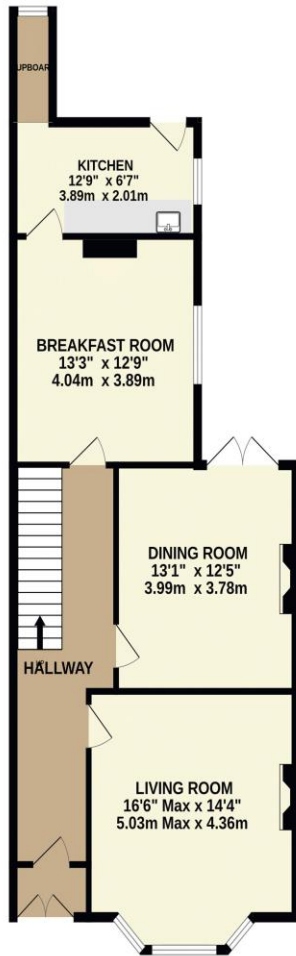
Located in this exceptional residential area is this fabulous and substantial 4 bedroomed semi detached family home. This wonderful much loved home has been with the same family since 1959 but does now require a certain amount of updating and modernisation throughout. The reception hallway sets the scene well with it's stripped wooden flooring and gorgeous staircase. There is a good sized living room with exposed wooden floorboards, a period fireplace and a large bay window to the front. The separate dining room has double doors to the garden and a period style fireplace. There is a lovely breakfast room with a fabulous window running down one wall and an open fireplace. A door leads through to the kitchen which has a small store room to the rear. Off the first floor there are three good sized bedrooms and a fourth single. The bathroom is a good size and there is a separate w/c. The property comes with gas central heating. Outside to the front there is a driveway offering plenty of parking and the opportunity to rebuild a garage that used to stand beside the house. the rear garden is lovely, it's well enclosed by established walling with a sunny southerly aspect. the garden is mostly laid to lawn. this really does present a fabulous opportunity to modernise and refurbish into a beautiful home once again, whilst being located in one of Plymouth's finest addresses. No onward chain!

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Floor Plans

GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 1557 sq.ft. (144.7 sq.m.) approx.
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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		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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