



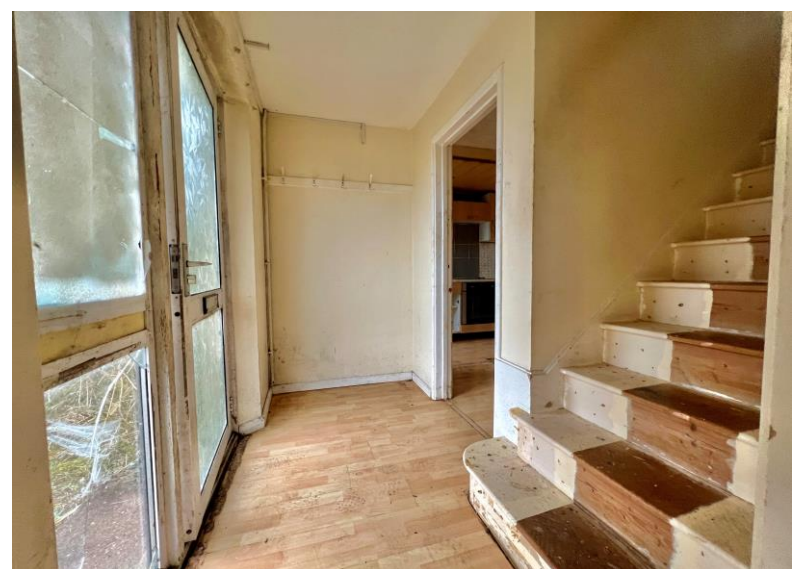
# Falcon

01752 600444

## 111 Carradale Road

Plymouth, PL6 5XA

£150,000







## In Brief

**A 2 double bed roomed terraced home in need of some refurbishment. Good sized garden.**

<b>Reception Rooms</b>	Large living room and kitchen breakfast room	<b>Parking</b>	On Street
<b>Bedrooms</b>	Two double bedrooms	<b>Council Tax</b>	A
<b>Heating</b>	Gas Central Heating		
<b>Area</b>	799 Sq Ft		
<b>Tenure</b>	Freehold		

## Description

Located in this exceptional and highly sought area is this 2 double bedroomed terraced family home. As you approach the house you will see that it is nicely set back with a good sized front garden with central steps to the front door.

Off the entrance hallway there is a lovely bright and sunny living room with windows to the front and rear. The outlook to the front is really open and sunny. There is a large kitchen / breakfast room with a door leading into the rear garden.

Off the first floor landing there are two double bedrooms. The main bedroom in this style of house is often split to create a smaller third bedroom. There is a family bathroom. The property does have upvc double glazing to most of the windows and there is a gas central heating system. The garden to the rear is a nice size with a central path and steps leading up to a raised area. A fabulous opportunity for a property in need of a bit of updating that is empty with no onward chain.

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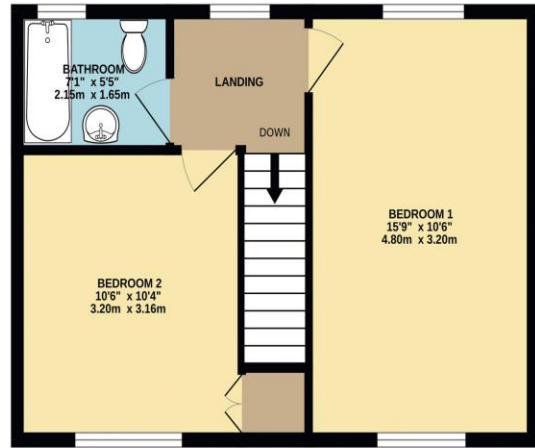
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# Floor Plans

GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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