Bond Oxborough Phillips

Changing Lifestyles

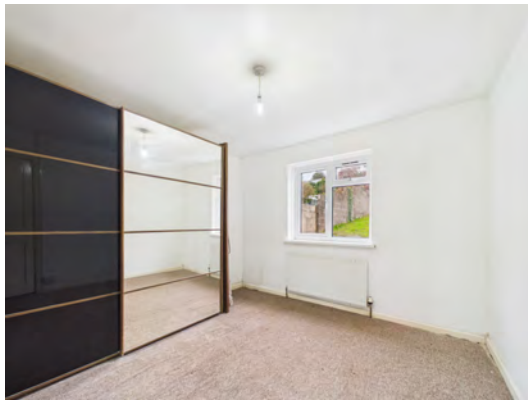
84 Wolseley Road
Plymouth
PL2 3BP



Asking Price - £165,000







84 Wolseley Road

- Three-bedroom house
- Two separate reception rooms
- Well-proportioned accommodation
- Kitchen with garden access
- Family bathroom
- Large rear garden
- Excellent family home or investment
- Scope for the new owner to personalise
- EPC- TBC







A three-bedroom house offering well-proportioned and versatile accommodation, together with a particularly generous rear garden.

The ground floor provides two separate reception rooms, offering excellent flexibility for both comfortable everyday living and entertaining, along with a kitchen with access to the garden. Upstairs, there are three bedrooms and a family bathroom.

To the rear, the property benefits from a large garden, providing plenty of space for children, outdoor entertaining and gardening, with excellent potential to create a wonderful outdoor space. Ideally suited to families, first-time buyers or investors, this is a property with good proportions and scope for the new owner to make their own mark.

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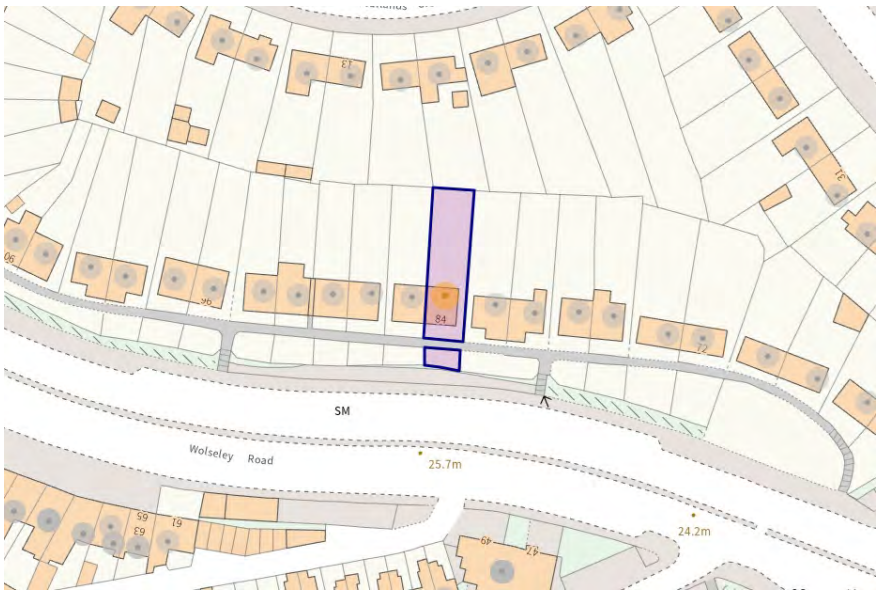
Wolseley Road is situated in a convenient residential location within Plymouth, offering easy access to a range of everyday amenities, local shops, schools and transport links. The property is well placed for access to the city centre and surrounding areas, while nearby parks and open spaces provide opportunities for recreation. Plymouth offers a wide range of shopping, leisure and dining facilities, together with excellent access to the beautiful Devon coastline.











Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.