

**Lot No.: 6**

# 42 QUARRY PARK ROAD PLYMSTOCK, PLYMOUTH, DEVON, PL9 7BB



- Freehold with vacant possession. ●
- A three bedroomed semi-detached house in need of extensive renovation ●
- Occupying a relatively level site of generous proportions in a favoured residential area. ●
- Well suited for refurbishment as a family dwelling for owner occupation or for letting purposes. ●
- Enjoying the benefit of a single garage and a good sized garden. ●

## Property Details

### Location

This property is located on the northern side of Quarry Park Road in a well established and popular residential area within easy walking distance of local shops and other amenities around the Plymstock Broadway district shopping centre with Plymouth City Centre approximately 5 miles or so distant.

### Description

Probably built during the inter-War period this substantial semi-detached house is now in need of a comprehensive scheme of repair and modernisation but is very well suited for refurbishment to become a desirable family dwelling for owner occupation or for letting purposes given its favoured location.

**EPC Rating:** G17

## Accommodation

### Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen and W.C.

### First Floor

Landing, No.1 Bedroom (double), No.2 Bedroom (double), No.3 Bedroom (single), and Bathroom with bath, wash hand basin and W.C.

### Outbuildings

Attached single Garage.

### Tenure

Freehold with vacant possession.

### CAUTION

Due the current deteriorated state of the building, prospective purchasers should exercise extreme caution whilst inspecting the interior and do so at their own risk.

**Guide Price £145,000 - £155,000** (plus fees stated inside front cover)

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

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Reference: Ebenezer Ola