

LOT  
**126**

1 Goswela Gardens, Plymouth, Devon PL9 9JG

GUIDE PRICE **£150,000\***

VACANT RESIDENTIAL

### Description

A three bedroom semi-detached house for repair/refurbishment having the benefit of an integral garage and enjoying a good sized corner plot with the potential, subject to any requisite consents, for further extension/development. Note: The property has suffered fire damage to the roof due to an electrical fault and is therefore suitable for cash purchasers only.

### Situated

Goswela Gardens is a popular residential area of Plymstock, in proximity of local schools, the Broadway shopping centre and the recreational and leisure facilities of Mount Batten, Staddon Heights, the South Hams and in turn Plymouth city centre.

### Ground Floor

Entrance hall, sitting room, dining room with doors to the garden and kitchen.

### First Floor

Landing, three bedrooms and shower room.

### Outside

Lawned gardens to the front, side and rear, integral garage and additional on drive parking.

### Viewings

Strictly by prior appointment with Fulfords Plymstock 01752 447439. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

TBC

### Council Tax Band

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