



## 101 Upland Drive | Derriford | Plymouth | PL6 6BQ

Guide £325,000-£350,000

A spacious two double bedroom detached bungalow.

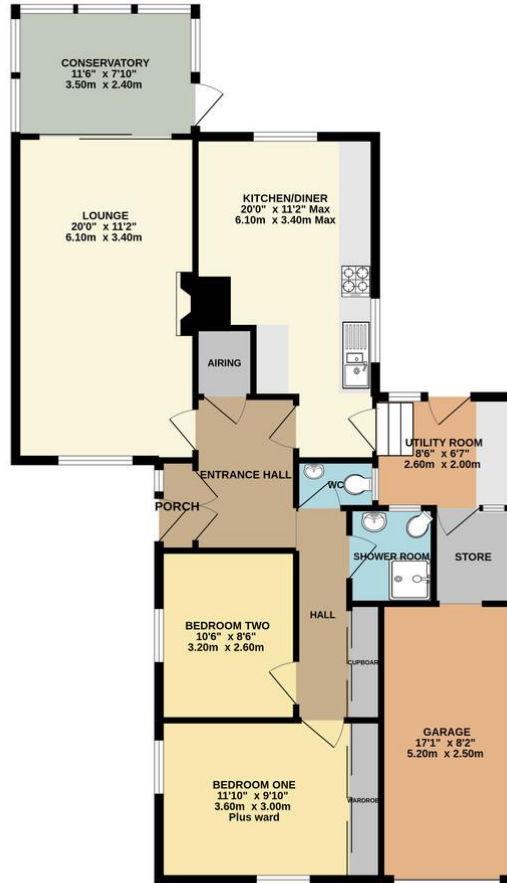
This desirable property is located within the Derriford area, being within a short walk of local shops and only a short drive from additional facilities.

Upon inspection you will find an entrance porch, reception hall, dual aspect lounge, opening onto a conservatory, kitchen / diner, utility room, two double bedrooms, shower room and separate WC. There is a private drive leading to the integral garage and an enclosed rear garden enjoying a sunny aspect.

- Detached Bungalow
- Two Double Bedrooms
- Upvc Double Glazing
- Conservatory
- Gas Central Heating
- Integral Garage
- Close To Local Shops



GROUND FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements