



42 ROBERTS ROAD, EXETER, EX2 4HD
OFFERS IN EXCESS OF £250,000





FULL DESCRIPTION VIRTUAL VIEWINGS
AVAILABLE UPON REQUEST - PLEASE CALL TO
BOOK.

Great opportunity to purchase this lovely 2 bedroom terraced house in this sought after location in the heart of St Leonards. An ideal location within easy reach of local shops and cafes on Magdalen Road, the river and the City Centre.

The entrance hall leads to the two connecting reception rooms, fitted kitchen and bathroom. To the First floor there are 2 double bedrooms. Outside there is a charming courtyard garden.

FRONT DOOR

ENTRANCE HALL

FRONT RECEPTION ROOM 10' 8" x 9' 5" (3.26m x 2.89m) Laminated wood effect floor built in cupboard and shelving to the alcoves. Window with front aspect.

REAR RECEPTION ROOM 11' 4" x 9' 9" (3.47m x 2.98m) Laminated wood effect flooring and shelved alcove. Door to :-



KITCHEN 7' 1" x 5' 4" (2.17m x 1.64m) Compact kitchen with built in wall and base units with laminated work tops. A recess which is ideal for a fridge freezer. Door gives access to the rear garden.

VESTIBULE 3 built in storage cupboards with a tiled floor and a loft access hatch.

BATHROOM White suite with panel enclosed bath with shower above and tiled shower area, wash hand basin, wc and boiler. Window with rear aspect. Attractive tiled floor matching the vestibule.



STAIRS TO FIRST FLOOR

LANDING Access via a pull down timber ladder to a partially boarded loft.

BEDROOM 1 14' 2" x 10' 0" (4.34m x 3.07m) Good size double room which runs the width of the house. Window with front aspect.

BEDROOM 2 9' 3" x 8' 9" (2.84m x 2.69m) Double room with a rear aspect and built in cupboard.

GARDEN Charming courtyard garden enclosed by brick wall, with raised flower beds and timber shed.



