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**Freehold : Council Tax Band C**  
**EPC Rating D**

**Efford Road, Plymouth**

**BELVOIR!**

**Guide price £300,000**



## Key Features

- > Three Bedroom Semi-Detached House
- > Driveway & Garage
- > Front & Rear Gardens
- > Spacious Living Accommodation
- > Three Reception Rooms

\*\*\* NO ONWARD CHAIN! \*\*\*

A wonderful 1930s semi-detached house in a popular location within close proximity to Parkway Woods nature reserve, convenience stores, pubs and many other amenities!

Features include; entrance porch, generous hallway, spacious living room with fireplace and bay window, contemporary fitted kitchen, dining room with fireplace and patio doors, breakfast room, a wonderful south-facing rear garden, driveway and garage, three great sized bedrooms, family bathroom, downstairs toilet, GCH, DG and more!

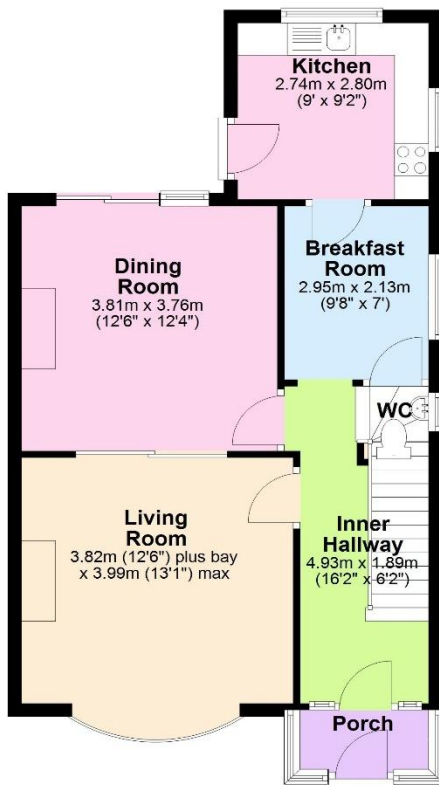


The property also benefits from easy access to main transport links including the A38.

Viewings are most highly recommended!

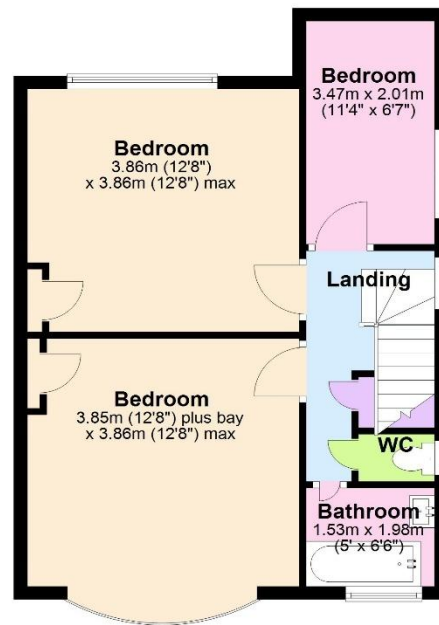
## Ground Floor

Approx. 56.8 sq. metres (611.5 sq. feet)



## First Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



Total area: approx. 105.2 sq. metres (1132.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Contact us today to arrange a viewing...

# BELVOIR!

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