



144 DUDLEY ROAD
PLYMPTON, PLYMOUTH, PL7 1SA

OIEO £250,000
FREEHOLD

Situated in a popular street in Merafield Plympton we are delighted to offer this recently refurbished three bedroom semi detached house. Benefitting form off road parking, new kitchen, new bathroom, new carpets a garage and good size garden to the rear. Offered with no onward chain a viewing is highly recommended.



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- Newly Refurbished House
- New Kitchen & Bathroom
- Off Road Parking
- No Onward Chain
- Three Bedrooms
- New Carpets
- Rear Garden



Entrance:

via uPVC double glazed door into:

Hallway:

Stairs rising to first floor, doors to downstairs rooms and door to cupboard under stairs.

Lounge: 4.52m x 3.59m (14'9" x 11'9")

uPVC double glazed window to the front, radiator and opening into:

Dining Room: 3.07m x 2.69m (10'0" x 8'9")

Door through to kitchen an opening into:

Snug Area: 2.39m x 2.09m (7'10" x 6'10")

uPVC double glazed French doors to the rear and radiator.

Kitchen: 4.73m x 2.56m max (15'6" x 8'4" max)

uPVC double glazed window and door to the rear and window to the side. Wall and floor mounted matching units with roll edge worktops. Stainless steel drainer sink with mixer tap over. integrated fridge/freezer, built in induction hob with oven beneath and extractor over and space for washing machine. Further door into hallway.

Landing:

Doors to upstairs rooms and access to loft space.

Bedroom 1: 3.74m x 3.38m (12'3" x 11'1")

uPVC double glazed window to the front and radiator.

Bedroom 2: 3.39m x 3.13m (11'1" x 10'3")

uPVC double glazed window to the rear and radiator. Door to cupboard housing boiler.

Bedroom 3: 2.40m x 1.96m (7'10" x 6'5")

uPVC double glazed window to the front and radiator.

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising bath with shower screen and electric shower over, wash hand basin with vanity cupboards under and low flush W.C. Shower boarding to the shower area.

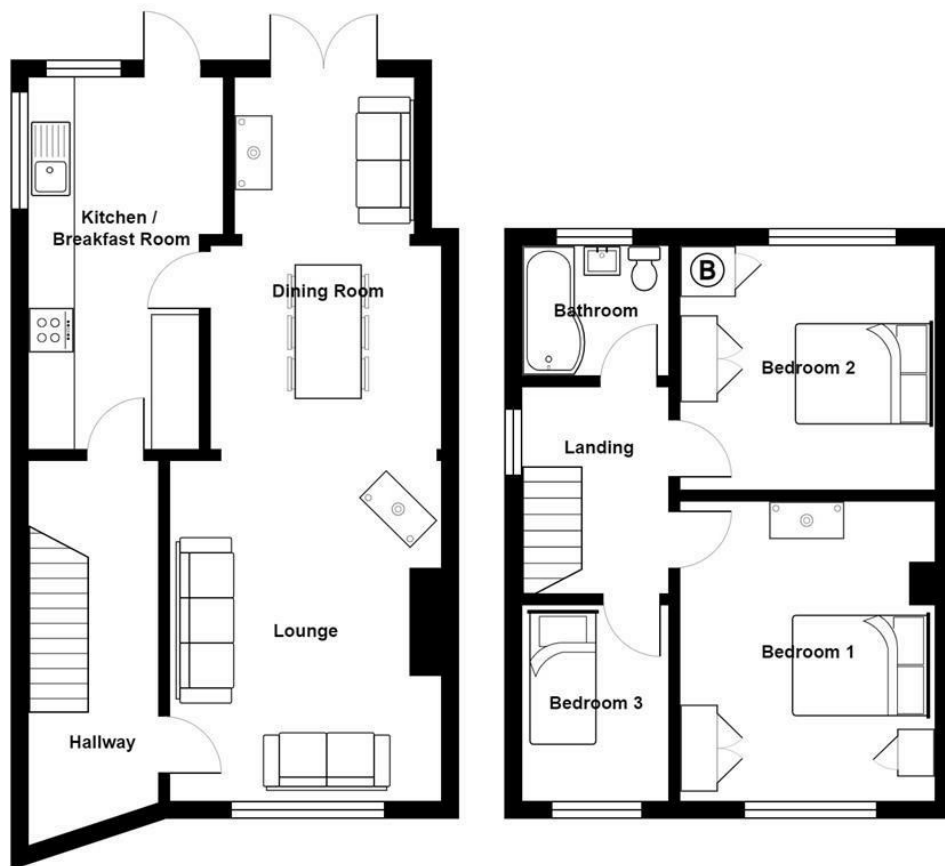
Outside:

To the front of the property is a off road parking area and access to the shared driveway, garage and rear. To the rear patio area leading to an area laid to lawn with a path leading down the garden.

Garage:

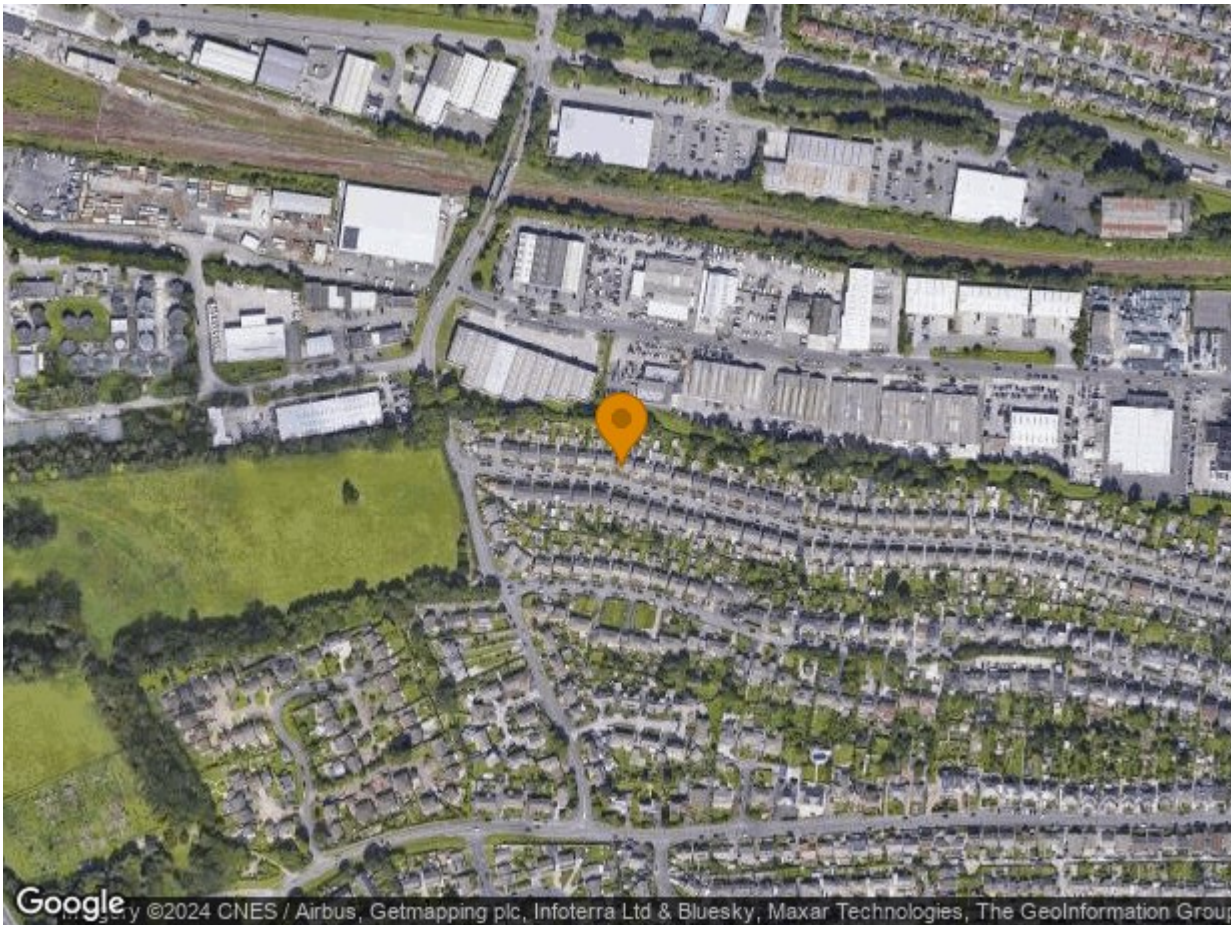
Remote control electric roller door and power and lighting.

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Total Area: 92.9 m² ... 1000 ft²





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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