



345 BLANDFORD ROAD
EFFORD, PLYMOUTH, PL3 6JD

£190,000
FREEHOLD

A nicely presented modern two bedroom terrace home with allocated parking and gardens front and rear situated in the Efford area of Plymouth. Accommodation comprises lounge/diner, modern kitchen, cloakroom, two bedrooms (master en-suite) and a bathroom. Further benefits include gas central heating and uPVC double glazing. A credit to its current owners an internal viewing is highly advised.



345 BLANDFORD ROAD

- Modern Terrace House
- Two Bedrooms (En-suite)
- Cloakroom
- Allocated Parking
- Gardens Front & Rear
- Viewing Recommended



Entrance:

via part glazed door into:

Hallway:

Stairs rising to first floor, radiator and doors to downstairs room.

Cloakroom:

uPVC obscure double glazed to the front and radiator. Low flush W.C and vanity wash hand basin with cupboards under.

Kitchen: 2.84m x 2.53m (9'3" x 8'3")

uPVC double glazed window to the front. Wall and floor mounted matching units with roll edge work tops and matching upstands. Stainless steel bowl and a half drainer sink unit with mixer tap over and built in gas hob with oven beneath and extractor over. Spaces provided for washing machine, dishwasher and fridge/freezer.

Lounge/Diner 4.03m max x 4.66m max (13'2" max x 15'3" max)

uPVC double glazed window and French doors to the rear garden. Radiator and door to understairs storage cupboard.

First Floor landing:

Doors to all upstairs rooms and access to loft space.

Bedroom 1: 3.61m x 2.79m (11'10" x 9'1")

uPVC double glazed window to the front, radiator and door to storage cupboard. Further door to:

En-suite:

uPVC obscure double glazed window to the front. Shower cubicle with glazed screen and shower over, low flush W.C and wash hand basin with cupboards under. Tiling to all splash back area and to shower area and heated towel rail.

Bedroom 2: 3.37m x 2.56m (11'0" x 8'4")

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC obscure double glazed window to the front. Suite comprising panelled bath with glazed shower screen, pedestal wash hand basin and low flush W.C. Tiling to all splash back areas and to shower area. Heated towel rail.

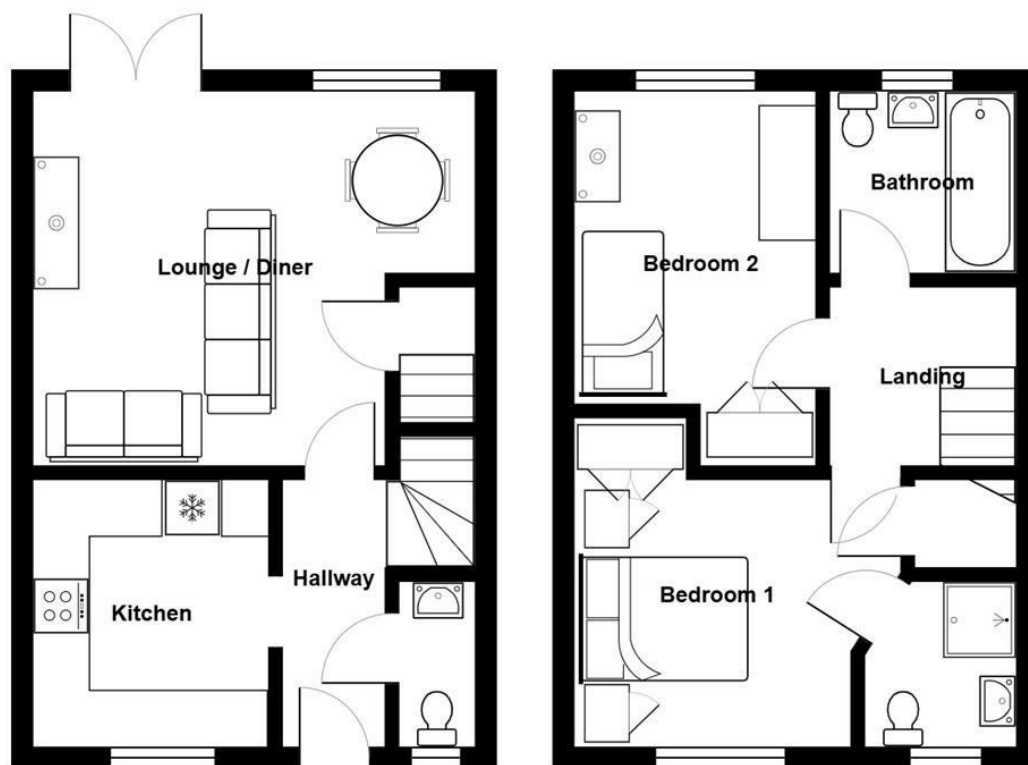
Outside:

To the front of the property is a paved garden area leading to the front door. To the rear is a patio area onto a lawned garden and an area currently housing a timbre shed. A path leads to a gate giving access to the rear and the allocated parking.

Material Information

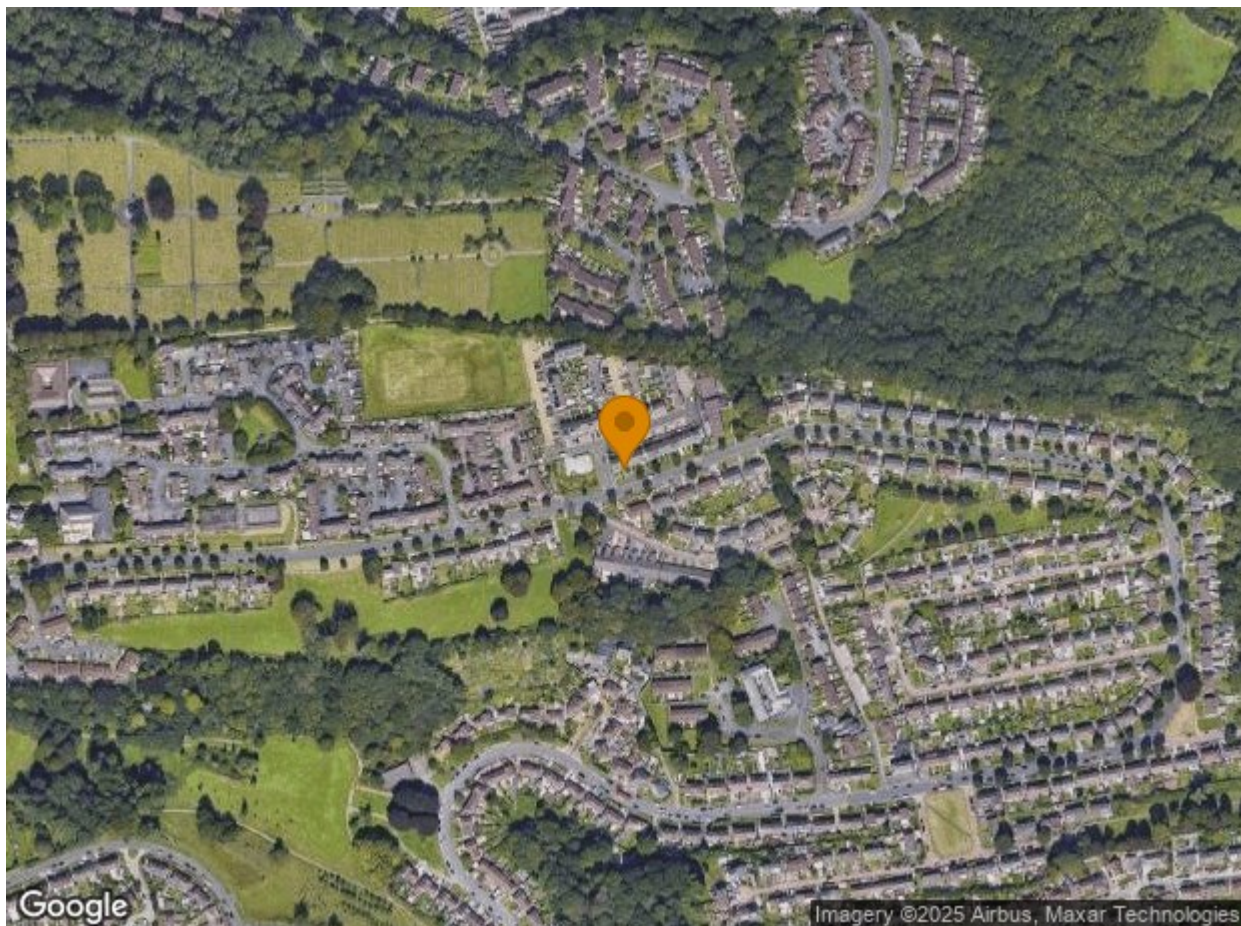
- * Council Tax Band - B Annual Cost £1808.67 25/26
- * Construction - Standard
- * Mains gas, electric, sewage and water, Gas central heating,
- * Parking - Allocated Space
- * Broadband - Standard-Available, Superfast- Available, Ultrafast- Available
- * Mobile (voice) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-Limited, Three-Limited, 02-Limited, Vodafone-Limited
- * Flood Risk - Surface - Low Risk


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Total Area: 67.6 m² ... 728 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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