



30 HILL CLOSE, MERAFIELD PLYMOUTH, PL7 1QG

GUIDE : £230,000 TO £240,000
FREEHOLD

GUIDE £230,000 to £240,000 Situated at the end of a popular cul-de-sac in Merafield and on a large corner plot we are please to offer this two bedroom semi detached house. Accommodation comprises lounge, kitchen/diner, two double bedrooms and a bathroom. Benefits include gas central heating, double glazing driveway and large corner plot gardens. Offered with no onward chain a viewing is highly recommended.



30 HILL CLOSE

- Situated on a Large Corner Plot
- Two Double Bedrooms
- Driveway & Garage
- Kitchen/Diner
- Gas CH & uPVC D/G
- No Onward Chain



Entrance:

Via uPVC double glazed door into:

Porch:

uPVC double glazed window to the side and rear and further glazed door into:

Hallway:

Doors to downstairs rooms and door to storage cupboard.

Kitchen/Diner: 4.65m x 3.57m max (15'3" x 11'8" max)

uPVC double glazed window and French doors to the rear. Wall and floor mounted units with roll edge worktops and tiling to splash backs. Circular single drainer sink unit with mixer tap over, fitted 2 ring electric hob and spaces for washing machine and American style fridge/freezer.

Lounge: 3.70m x 3.69m (12'1" x 12'1")

uPVC double glazed window to the front. Feature fireplace and stairs rising to first floor.

First Floor Landing:

uPVC double glazed window to the side and access to loft space. Doors to:

Bedroom 1: 3.61m x 3.57m (11'10" x 11'8")

uPVC double glazed window to the front, radiator and door to fitted wardrobes.

Bedroom 2: 3.84m x 2.65m (12'7" x 8'8")

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising shower cubicle with glazed screen, low flush W.C and low flush W.C. Tiling to all splash back area and to shower area heated towel rail.

Outside:

To the front of the property is a stone chipped garden with driveway leading to the garage and giving access to the rear. To the side and rear is a large corner plot garden which is laid mainly to lawn with some path's and a patio leading out from the kitchen. To the bottom corner of the garden is a further patio area currently housing a shed and a path and a door giving access to the garage.

Garage:

Metal up and over door.

Additional Information

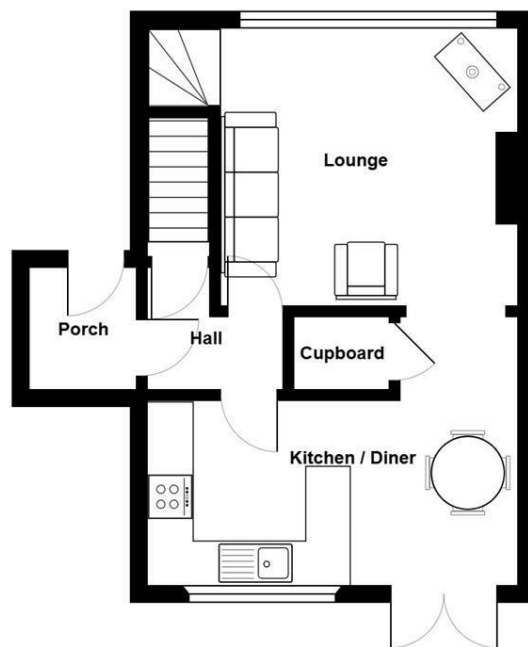
Council tax - Band B - £1808.67

Construction - Standard

Flood Risk - Rivers & Sea - Very Low Surface Water - Very Low

Parking - Driveway & Garage

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Total Area: 76.1 m² ... 819 ft²





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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