



34 GRAINGE ROAD

CROWNHILL, PLYMOUTH, PL6 5LB

GUIDE : £300,000
FREEHOLD

Situated on a popular street in the Cownhill area of Plymouth is this very nicely presented extended two bedroom semi detached bungalow with off road parking and rear garden. Accommodation comprises lounge, dining room, kitchen, utility area, cloakroom and two double bedrooms. Further benefits include gas central heating and uPVC double glazing. Offered with no onward chain a viewing is highly recommended.



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- Extended Semi Det Bungalow
- Two Double Bedrooms
- Lounge, Dining Room
- Modern Kitchen & Bathroom
- Elevated Rear Garden
- Off Road Parking



Entrance:

uPVC double glazed door into:

Hallway:

Access to all rooms and access to loft space.

Kitchen: 2.78mx 3.16m (9'1" x 10'4")

uPVC double glazed window to the side. Wall and floor mounted matching units with roll edge worktops and tiling to splash back areas. Circular bowl and a half drainer sink unit with mixer tap over and fitted electric hob. Built in stainless steel double oven and spaces provided for washing machine and dishwasher. Space for full height fridge/freezer and opening into:

Cloakroom:

uPVC obscure double glazed window to the side. Low flush W.C and wash hand basin with tiling to splash back areas.

Utility Area:

uPVC double glazed window to the rear, work surface with matching cupboards under.

Dining Room: 3.65m x 3.23m (11'11" x 10'7")

Feature fireplace, radiator and opening into:

Lounge: 3.51m x 3.54m (11'6" x 11'7")

uPVC double glazed French door to the rear and radiator.

Bedroom 1: 4.47m x 3.20m (14'7" x 10'5")

uPVC double glazed window to the front, radiator and sliding doors to wardrobes.

Bedroom 2: 3.17m x 2.96m (10'4" x 9'8")

uPVC double glazed window to the front, radiator and wall mounted fitted cupboards.

Shower Room:

uPVC obscure double glazed window to the side. Suite comprising shower with glazed screen, low flush W.C and wash hand basin with cupboard beneath. Tiling to splash back areas and to shower area and heated towel rail.

Outside:

To the front of the property is a tarmac driveway offering parking for two cars with a barked flower border to one side. A gate giving access to the rear and to the side is the entrance to the bungalow. To the rear is a resin path with steps leading to an elevated garden laid mainly to patio with some stone chippings and some artificial grass.

Additional Information

Construction - Standard

Council Tax - Band C = £2067.04

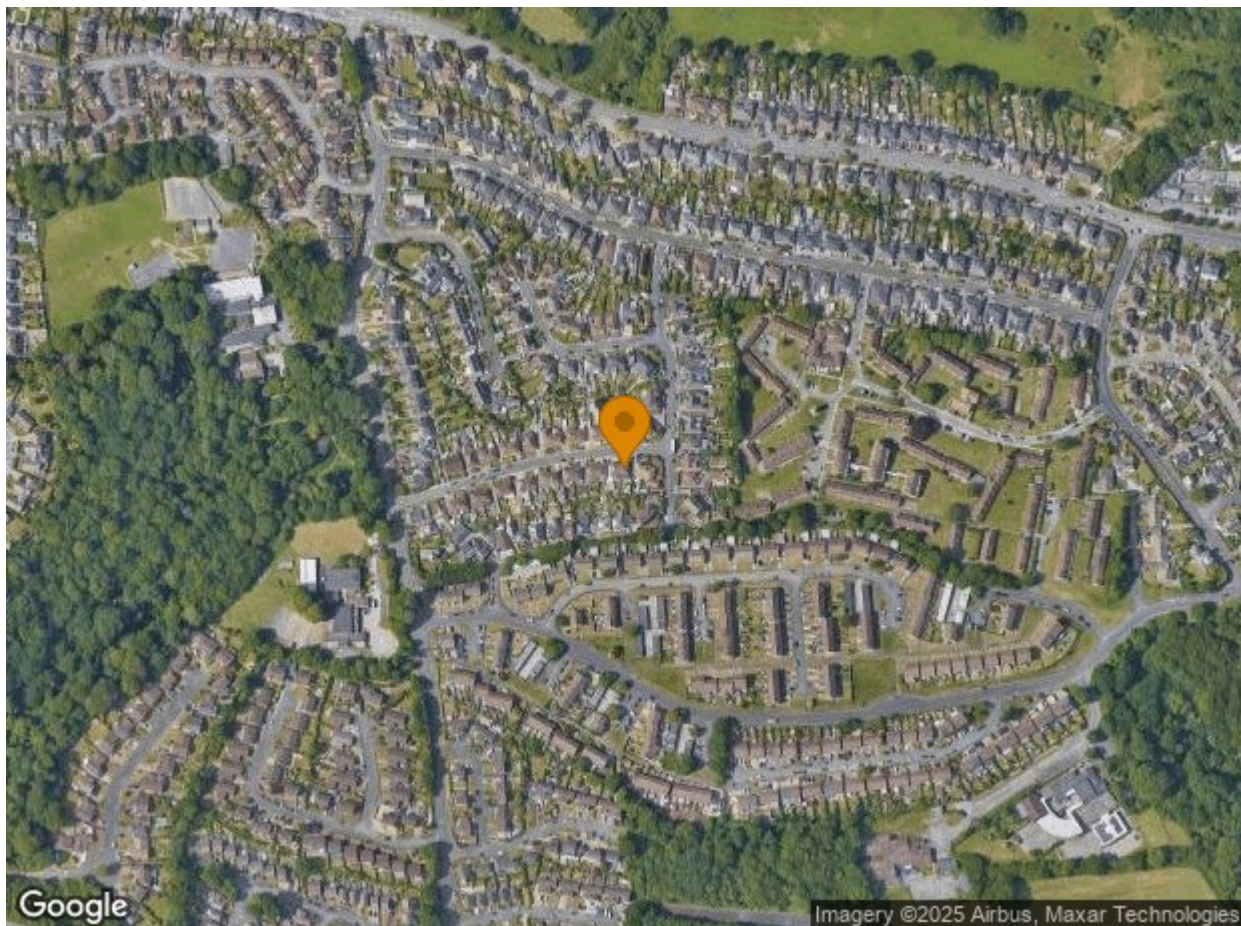
Parking - Off Road Parking

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Total Area: 76.3 m² ... 821 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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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