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£180,000 FREEHOLD

A modern and well-presented end terraced house, perfect for first-time buyers, allocated parking, front and rear gardens, double glazed and centrally heated
HIGHFIELD CLOSE, EFFORD, PLYMOUTH

EPC – E



PROPERTY DETAILS

The perfect first-time buy property offering modern living accommodation, front and rear gardens and allocated parking. This two double bedroom end-terraced house has been tastefully updated by the seller since ownership to include a new kitchen and bathroom, new double glazing, new boiler and landscaped the rear garden. The position of the property is so convenient, close to local amenities, schools and good transport links. The rear of the property enjoys a woodland aspect, backing on to Efford Valley Nature Park.

The accommodation comprises of an entrance porch, entrance hall, modern white matt kitchen, spacious lounge/dining room with French doors leading out to the rear garden, two bedrooms and a modern bathroom.

COUNCIL TAX BAND – A

Opaque UPVC double glazed door to;

ENTRANCE PORCH

Storage cupboard with space for a tumble dryer, opaque UPVC double glazed window to front elevation, glazed panelled door to;

ENTRANCE HALL

Stairs to first floor and storage cupboards under, panelled radiator, wood laminate flooring, doors lead off the entrance hall providing access to all ground floor rooms.

KITCHEN

8'2 x 7'2 (2.5m x 2.2m)

Having been replaced in recent years by the current owner. Fitted with a range of white matt base and eye level storage cupboards, fitted worktops, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, adjacent recess with plumbing and space for a washing machine, integrated oven and 5 burner gas hob with extractor canopy over, space for a fridge freezer, ceiling spotlights, UPVC double glazed window to front elevation.

LOUNGE/DINING ROOM

13'7 x 13'4 (4.2m x 4.1m)

Panelled radiator, built-in storage cupboard under stairs, coving to ceiling, wood laminate flooring, UPVC double glazed French doors providing access to the rear garden.

FIRST FLOOR

LANDING

Access to loft space via a folding ladder. Storage cupboard over stairs housing a wall mounted gas boiler providing hot water and central heating (approx. 6 years old). Doors lead off the landing providing access to all first floor rooms.

BEDROOM ONE

13'4 x 10'8 (4.1m x 3.3m)

Panelled radiator, UPVC double glazed window to rear elevation, enjoying a woodland outlook from Efford Valley Nature Park.

BEDROOM TWO

12'1 x 6'8 (3.7m x 2.1m)

Panelled radiator, UPVC double glazed window to front elevation.

BATHROOM

The bathroom has been replaced by the current owner in recent years. Modern white suite comprising P shaped bath with mixer shower over, fully tiled surround and glazed shower screen, wash hand basin, low level WC, heated towel rail, extractor fan, ceiling spotlights, opaque UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an enclosed, paved and decked garden, offering a good deal of privacy and seclusion. The property backs on to Efford Valley Nature Park and enjoys a sunny aspect in the warm summer months. A pedestrian gate providing access on to the side service path. To the front of the property is a small garden, which is in need of re-turfing. There is also the added benefit of an allocated parking space directly in front of the property, providing off-road parking.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

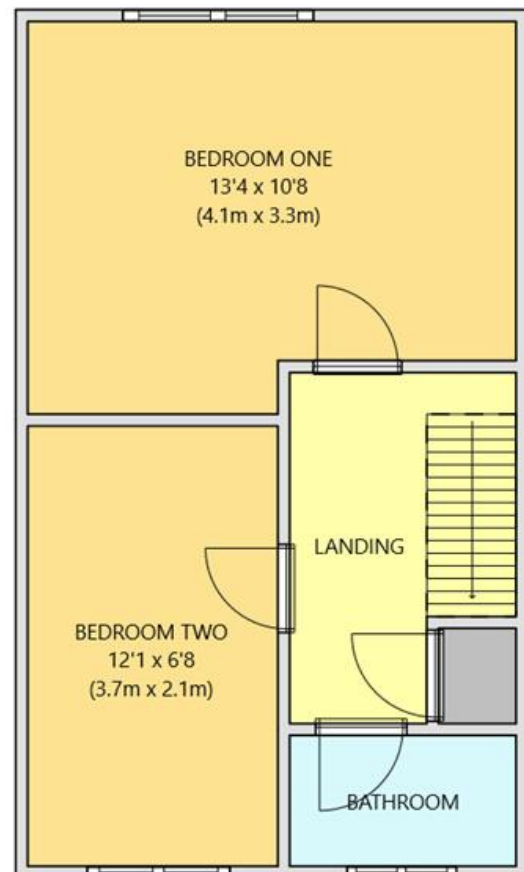
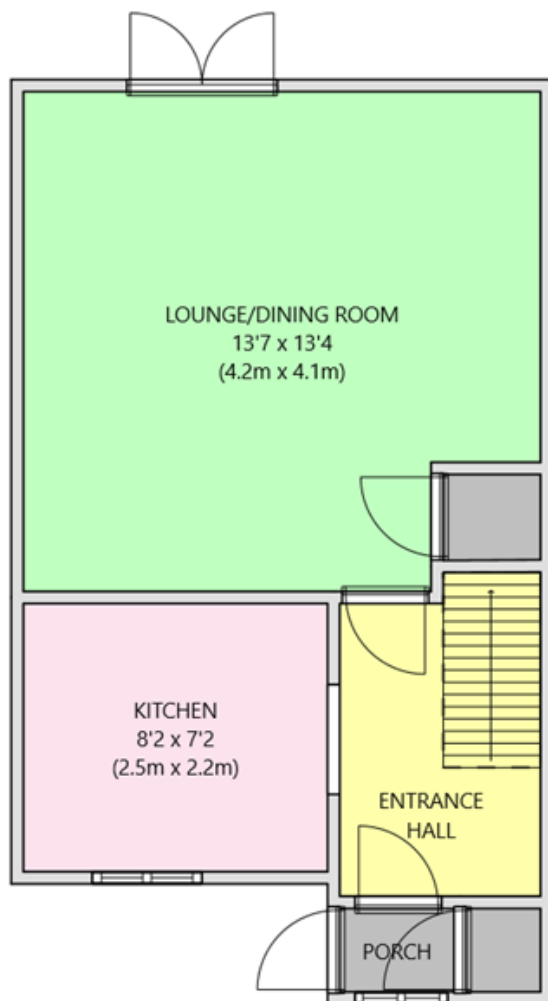
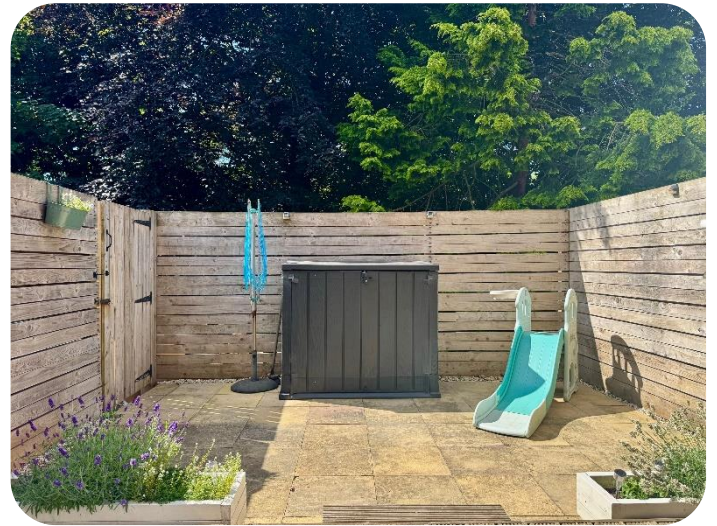
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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