



Greyfriars Road, Exeter, EX4 7BS
Offers Over £260,000



Greyfriars Road Exeter, EX4 7BS

Welcome to this delightful 2-bedroom home on Greyfriars Road, Exeter, offering an ideal opportunity for first-time buyers or investors. With no onward chain, you can move in straight away!

Step inside to discover a spacious lounge that's perfect for relaxing or entertaining, featuring a large window that floods the room with natural light. The modern kitchen is well-equipped with stylish units, ample workspace, and room for dining. It also boasts views of the garden and direct access outside, making it a functional and inviting space.

The ground floor also benefits from a convenient downstairs WC, ideal for guests and adding to the overall practicality of the home.

Upstairs, you'll find two generously sized bedrooms, each with neutral decor ready for you to add your own personal touch. The contemporary bathroom is complete with a bath and overhead shower, ensuring comfort and convenience.

The property also includes a low-maintenance, fully enclosed rear garden – perfect for summer BBQs or a quiet coffee in the sun. To the front, there's off-street parking, adding to the practicality of this charming home.

Located in a sought-after residential area, this property offers excellent transport links, local amenities, and proximity to Exeter's city centre, schools, and green spaces.

Don't miss out on this opportunity to own a wonderful home in a prime location!



Ground Floor

Step through the front door into a welcoming hallway that leads you into the spacious lounge. Bathed in natural light, the lounge offers a versatile space for relaxation and family gatherings, complemented by fresh neutral decor. Moving through to the rear, the generously sized kitchen provides a practical and stylish cooking and dining space. Featuring contemporary units, ample work surfaces, and integrated appliances, this kitchen is the heart of the home. The layout accommodates a dining table, making it a perfect spot for enjoying meals together. The kitchen also provides direct access to the low-maintenance rear garden. Additionally, there is a convenient downstairs WC off the rear hallway – a highly sought-after feature for modern living.



First Floor

Upstairs, the home offers two well-proportioned bedrooms, both flooded with natural light and presented in a clean, neutral palette. These rooms provide excellent flexibility to suit your needs, whether it's a main bedroom, guest room, or a home office for remote work. A modern family bathroom, complete with a full-size bath and an overhead shower, serves the bedrooms and is finished to a high standard, ensuring both style and functionality.

Exterior

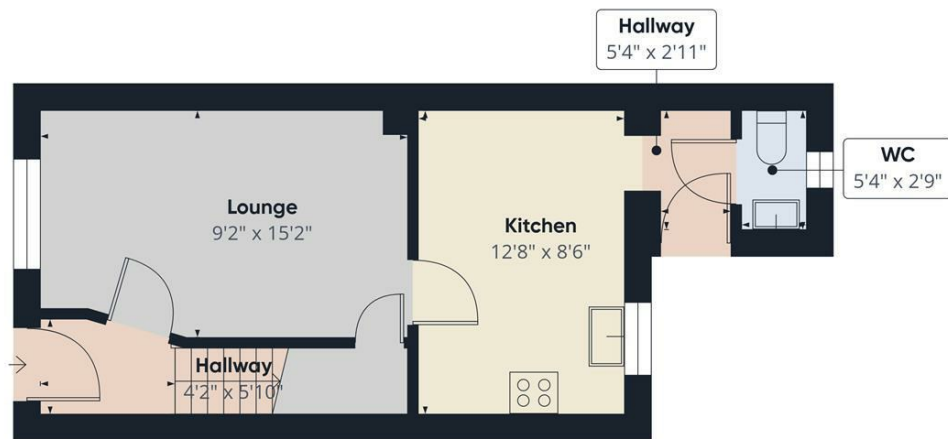
To the rear, the fully enclosed garden offers a delightful private space to enjoy the outdoors without the upkeep. It features artificial grass, raised planters, and a decked area – perfect for relaxing with a morning coffee or hosting summer barbecues. To the front, there's a paved driveway providing convenient off-street parking.

Location

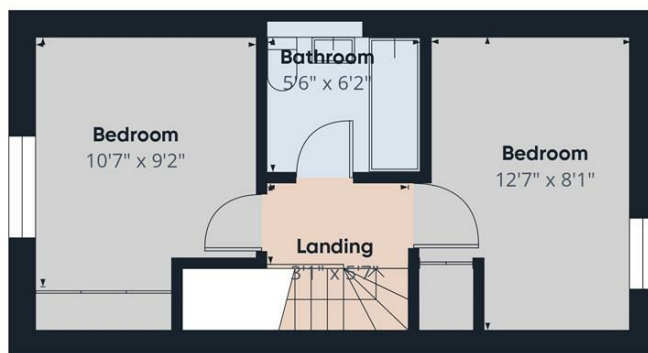
Situated in a quiet residential road, this property benefits from an enviable location close to local shops, schools, and public transport links. Exeter city centre is within easy reach, offering a vibrant mix of shopping, dining, and leisure opportunities.







Ground Floor



Floor 1



Approximate total area[®]
595 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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