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LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1103 SQ.FT



FREEHOLD

BICKHAM PARK ROAD
PEVERELL
PL3 4QL
£290,000

Beautiful three bedroom Edwardian home, with an exquisite open plan kitchen/dining room, large lounge, four piece bathroom & south westerly facing courtyard garden.



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Located in the heart of the city, Bickham Park Road is a popular residential road in the heart of Peverell. Offering easy access into the City Centre, plus Mutley Plain and Central Park. With a host of local amenities located in Peverell, including national and local traders, bus routes and local schooling located close by.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into an entrance porch, which has original led lit windows and a door leading through to the entrance hall. There is space for shoes and coats and a tiled floor.

The entrance hall has stairs leading up to the first floor, two under stairs storage cupboards and doors leading into the lounge and kitchen/dining room. There is a newly installed carpet.

Located at the front of the property is the lounge, which is an excellent size and has a large square bay window to the front elevation. The room is tastefully presented and has an open fireplace.

At the rear of the property is the open plan kitchen/dining room which is superbly presented, has herringbone LVT flooring and gives access out to the rear courtyard garden and through to the utility room. The open plan kitchen has a range of wall and base mounted units, complete with a Quartz work surface over. There is a large range cooker with an extraction hood over and a breakfast bar which divides the room beautifully.

The breakfast bar has a Quartz work surface with an inset sink drainer unit with a mixer tap over. There is space for two bar stools and a power point. The utility room requires modernisation and has two doors leading out to the rear garden. There is plumbing and space for a washing machine and tumble dryer, plus space for a stand alone fridge/freezer. The utility room has a work surface with an inset sink and a doorway leading through to a storage cupboard, which has plumbing and space for a low level w/c. The combi-boiler is located within this area and was installed in November 2018 and is fully serviced.

Upstairs, the first floor landing gives access to all three bedrooms and the bathroom. There is a loft hatch.

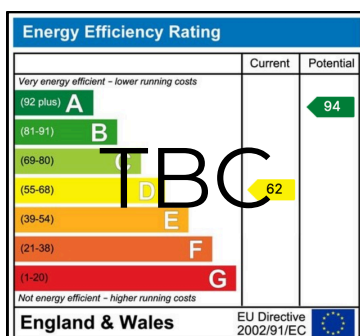
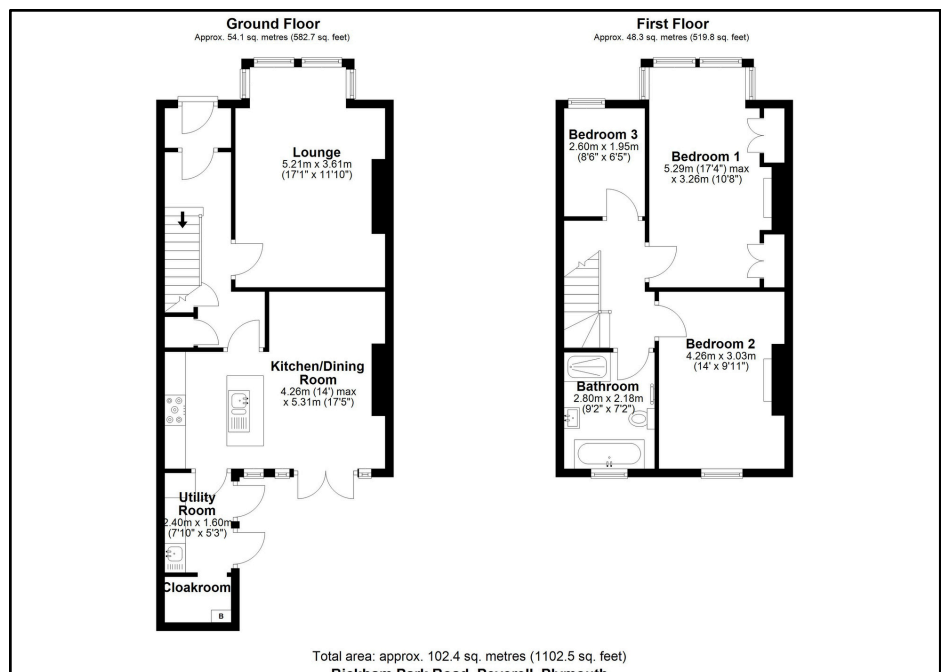
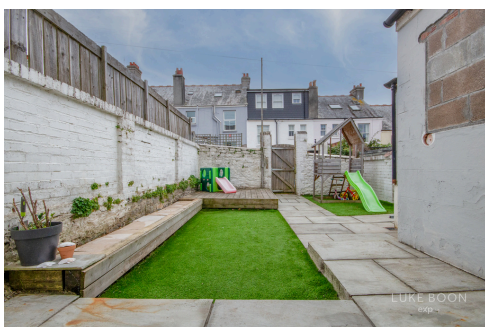
The main bedroom is located at the front of the property and has a large square bay window to the front elevation, a feature fireplace and two large built in wardrobes. Bedroom two is a good size double room with a feature fireplace and a window to the rear elevation. Bedroom three is a single room with a window to the front elevation.

The bathroom has been redesigned and has a panelled bath, a low level w/c, hand wash basin and a large walk in shower. There are tiled splash backs, an obscured window to the rear elevation and an extraction fan.

Externally, the rear courtyard garden has been landscaped and is hard paved. There is an artificial lawn, plus a raised decking area. The courtyard garden is south westerly facing and has a large shed and a gate leading out to a rear service lane.

There is a patch of rendering to be finished on the rear tenement. This will be completed before exchange of contracts.

Tenure - Freehold - EPC - TBC - Council Tax Band - D - Services - Mains Water, Drainage, Electricity & Gas. Access To Fibre Broadband
As per the Estate Agency Act, Section 20, the vendor is a relative of the selling estate agent.



Website Link

Any questions? Want to make an offer?
Please get in touch

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