



## 60 Alexandra Road

Ford, Plymouth, PL2 1PH

Guide Price £325,000

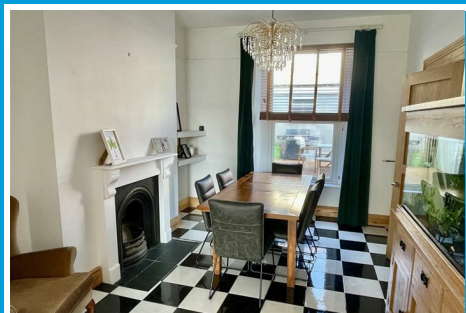




# 60 Alexandra Road

Ford, Plymouth, PL2 1PH

**Guide Price £325,000**



ALEXANDRA ROAD, FORD, PLYMOUTH, PL2 1PH

GUIDE PRICE £325,000 - £340,000

## LOCATION

Found in this area of Ford mainly residential but also with useful close by businesses. The position with convenient with access into the city & nearby connection to major routes in other directions.

## SUMMARY

GUIDE PRICE £325,000 - £340,000. A substantial period built property thought to date back to the Edwardian period circa some 200 years old. Extensively upgraded & improved. Arranged over 4 storeys & offering flexible & adaptable layout. Spacious through lounge/sitting room, a large modern fitted kitchen/dining room, utility room & downstairs wc. 3 double bedrooms & a family bathroom/wc, master bedroom with large en-suite bathroom/wc. A long sunny front garden & rear courtyard with substantial store.

## ACCOMMODATION

A uPVC part double-glazed front door opens into the ground floor with entrance lobby & further door into the hall with tiled flooring. A staircase rises to the first floor & a further staircase descends to the lower ground floor. A door opens to the delightful rear courtyard. A spacious through lounge/sitting room.

At lower ground floor the hall serving as a utility area with spaces for washing machine & tumble-dryer, housing the Fridgemaster american-style fridge/freezer. A generous-sized kitchen/dining room with hardwood work surfaces, 5 ring range cooker, sink & a good range of cupboard & drawer storage. To the rear a family room which can also serve as an office or potential spare bedroom. At the back opening to a covered courtyard, off which are 2 useful stores & a wc. Steps rise up to a hatch opening to the ground floor located rear

courtyard.

At first floor level a landing with windows to the rear, storage cupboard & 2 generous-sized double bedrooms. The second bedroom at the rear with a cupboard housing the Vaillant gas fired boiler which services the central heating & domestic hot water. A well appointed family bathroom with bath, wc, wash hand basin & separate large shower. A staircase rises to the second floor & the landing having window to the rear & velux double-glazed roof light. A large master bedroom running the width of the property & an excellent range of quality built in bedroom furniture including wardrobe & cupboard storage, a window to the front & 2 velux double-glazed roof lights. A door opening to the large en-suite bathroom with large multi-jet spa bath with mixer tap & handheld shower attachment over, wc & twin wash hand basins.

Externally to the front a long, enclosed private garden with patio, lawn & to the rear a delightful courtyard. A recently built substantial store with up & over remote controlled door to the rear. This store can potentially provide motorcycle garage style storage with access from the walk-in lane to the rear. Constructed like a garage with access only via a wide pathway hence not suitable for cars, but potentially suitable for a motorbike.

## GROUND FLOOR

### ENTRANCE LOBBY

### HALL

### LOUNGE

13'4 x 13'2 (4.06m x 4.01m )

### SITTING ROOM

13'1 x 11' (3.99m x 3.35m)

## LOWER GROUND FLOOR

### KITCHEN/BREAKFAST ROOM

17'7 x 12'9 (5.36m x 3.89m)

### FAMILY ROOM

12'8 x 10'11 (3.86m x 3.33m)

### HALL/UTILITY

13'3 x 6'2 (4.04m x 1.88m)

### COVERED COURTYARD

### STORE ONE

8'1 x 5'3 (2.46m x 1.60m)

### STORE TWO

7'11 x 2'5 (2.41m x 0.74m)

### WC

3'9 x 3'1 (1.14m x 0.94m)

### FIRST FLOOR

### LANDING

### BEDROOM TWO

13'2 x 10'11 (4.01m x 3.33m)

### BEDROOM THREE

13'3 x 9'11 (4.04m x 3.02m)

### FAMILY BATHROOM

5'2 x 7'4 (1.57m x 2.24m)

### SECOND FLOOR

### LANDING

### MASTER BEDROOM

17'1 x 13'3 overall (5.21m x 4.04m overall)

### EN-SUITE

12'9 x 10'9 (3.89m x 3.28m)

### EXTERNALLY

### LONG FRONT GARDEN

### WALL REAR COURTYARD

### STORE

15'9 max 14'6 (4.80m max 4.42m)

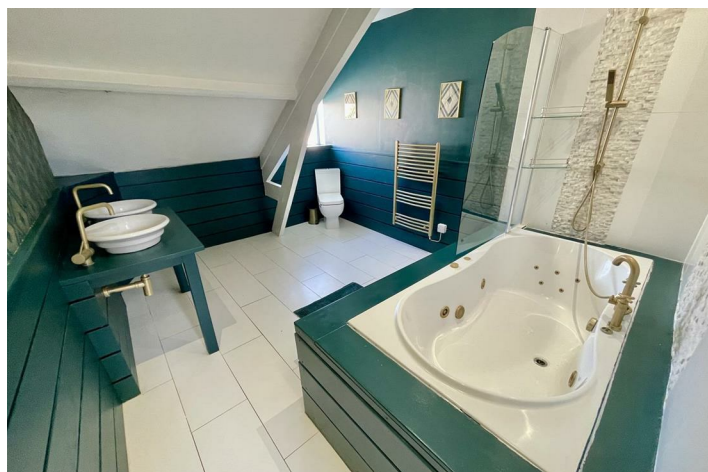
### COUNCIL TAX

Plymouth City Council

Council Tax Band: B

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.





Road Map



Hybrid Map



Terrain Map



Floor Plan

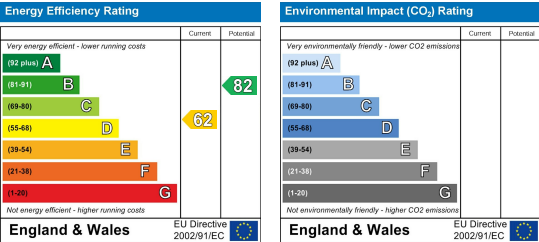


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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