



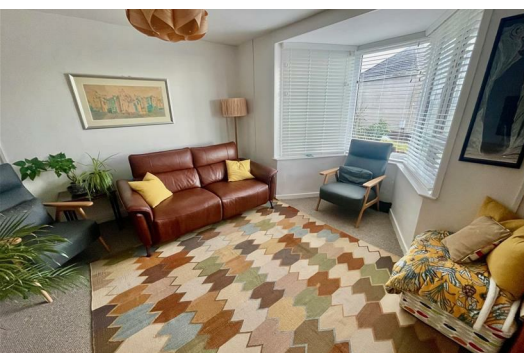
95 Efford Lane

Efford, Plymouth, PL3 6LT

£260,000



An updated 3 bedroom semi-detached home. The accommodation comprises an entrance porch, hall, lounge, kitchen/dining room, 3 bedrooms, bathroom & shower room. There is a front garden, rear garden & garden shed. The property has the benefit of off-street parking on a private drive, uPVC double-glazing & gas central heating.



EFFORD LANE, PLYMOUTH, PL3 6LT

LOCATION

Found in a pleasant position at the higher end of Efford Lane, here located close to a good variety of local services & amenities found in Efford & Higher Compton, which include a doctors surgery, post office & various other local shops & schools. There is convenient access into the city & close by connection to major routes in other directions.

ACCOMMODATION

An ex local authority substantially built semi-detached house which has been extensively upgraded, improved & refurbished over ther last 14 years. Having the benefit of quality uPVC double-glazing, gas fired central heating with a modern Worcester boiler, remodelling of the layout to create a light & airy modern fitted kitchen/dining room. At first floor level having the benefit of both shower room/wc & bathroom/wc. The accommodation on the ground floor with porch, hall, good-sized front set lounge with bay window, spacious open-plan kitchen/dining room running across the rear with outlook to the back through the kitchen & French doors opening to the rear garden. The kitchen modern fitted with integrate appliances including a microwave with Lamona Schott Ceran 4 ring electric hob with extractor hood over & composite sink with Lamona automatic dishwasher under.

At first floor level a landing giving access to the bedrooms & well appointed modern fitted shower room with white suite comprising wc, wash hand basin & corner shower. A well appointed modern fitted bathroom with white suite comprising bath with side set mixer tap & thermostatic shower over, handheld mixer & douche spray, pedestal wash hand basin & close coupled wc.

The property stands on a good-sized plot. Having the benefit of private off-street parking on the front drive. Landscaped front garden with new steps rising to the front door. A good-sized enclosed rear garden with substantial garden shed.

GROUND FLOOR

ENTRANCE PORCH 9'7 x 3' maximum (2.92m x 0.91m maximum)

HALL 11'6 x 5'11 maximum (3.51m x 1.80m maximum)

Understairs storage cupboard.

LOUNGE 14'4 x 13'1 maximum (4.37m x 3.99m maximum)

KITCHEN/DINING ROOM 19'5 x 10'2 maximum (5.92m x 3.10m maximum)

FIRST FLOOR

LANDING

BEDROOM ONE 12'7 x 12' maximum (3.84m x 3.66m maximum)

BEDROOM TWO 11'11 x 10'2 maximum (3.63m x 3.10m maximum)

BEDROOM THREE 9'4 x 7'2 (2.84m x 2.18m)

BATHROOM 10'5 x 5'5 maximum (3.18m x 1.65m maximum)

SHOWER ROOM 5'5 x 4'1 (1.65m x 1.24m)

EXTERNALLY

PRIVATE DRIVE

FRONT GARDEN

REAR GARDEN

GARDEN SHED 10'4 x 5'9 (3.15m x 1.75m)

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES PLYMOUTH

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

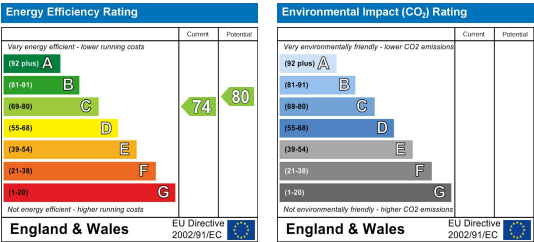
Area Map



Floor Plans



Energy Efficiency Graph



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