



Bradford Close, Plymouth
£185,000



24 Bradford Close Plymouth, PL6 5SW

Guide price £185,000 - £190,000. Welcome to your dream home in the heart of Eggbuckland! This beautifully presented 2-bedroom end of terrace house is a rare gem nestled in the sought-after residential area, offering not just a home but a lifestyle. Conveniently located with easy access to the A38, renowned schools, and local amenities, this property is a fantastic opportunity for first-time buyers looking for a turnkey solution.

Step into the bright and inviting living room diner, tastefully decorated to a high standard, creating a warm and welcoming atmosphere for you and your loved ones. The spacious layout provides the perfect setting for entertaining guests or enjoying cosy family evenings.

The heart of this home is the sizeable kitchen, meticulously designed with ample worktop space, abundant storage in both wall and base units, and room for essential appliances such as a cooker, washing machine, and fridge/freezer. A delightful surprise awaits as you discover the large pantry, adding extra convenience to your culinary adventures.

Venture through the kitchen door and step into the fully enclosed, low-maintenance, private rear garden. Bask in the sunlight throughout the day and create memories in this serene outdoor space perfect for relaxation or outdoor gatherings with friends and family.

As you ascend to the first floor, you'll find two thoughtfully designed bedrooms – one spacious double and a cosy single. The stylish shower room adds a touch of luxury, providing a comfortable and modern space for your daily routines.

This property is not just a house; it's a home filled with warmth, character, and endless possibilities. A viewing is highly recommended to truly appreciate the charm and potential that this Eggbuckland residence has to offer. Don't miss out on the chance to make it yours!





- End of terrace house
- Popular residential area
- Close to A38, schools & amenities
- Well-presented
- Private sunny rear garden
- 2-bedrooms
- Modern fitted kitchen
- EPC to follow



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Miscellaneous items

EPC: C
Council Tax: B
Utilities: All main services
Authority:
Tenure: Freehold
Lease: Add text here
Ground Rent: Add text here
Service Charge: Add text here

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

Independent Mortgage Advice

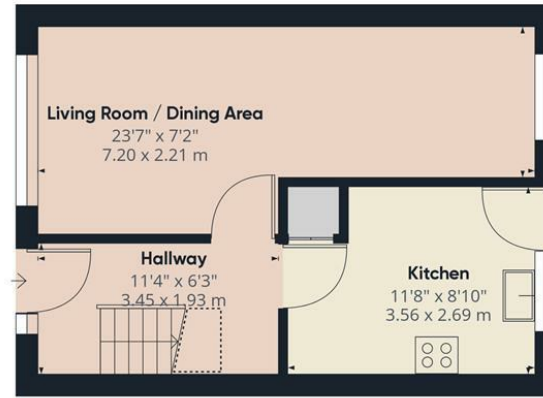
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

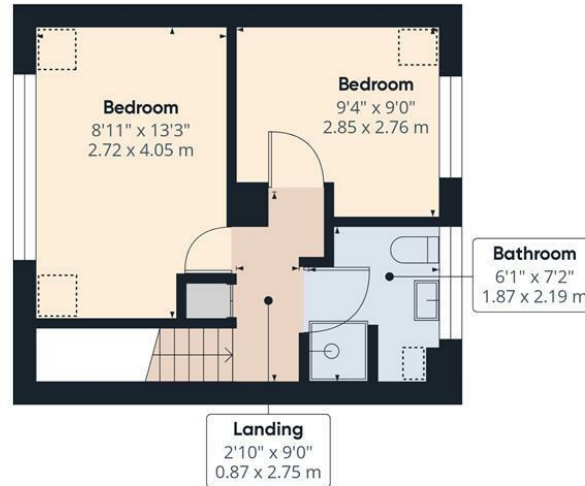
The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Floor 0



Floor 1



Approximate total area^m

650.5 ft²

60.43 m²

Reduced headroom

26.87 ft²

2.5 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

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