



33 CLEMENT ROAD

PLYMOUTH, PL7 2AN

£230,000
FREEHOLD

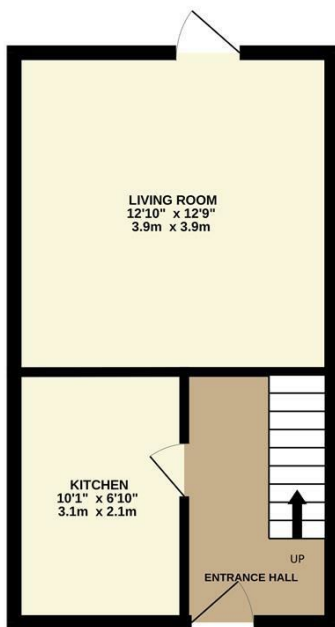
Your Dream Home Awaits in Chaddlewood, Plympton!

Discover this modernised three-bedroom semi-detached home in the highly sought-after area of Chaddlewood, Plympton. Perfect for families, professionals, or anyone looking for a balance of comfort and convenience.

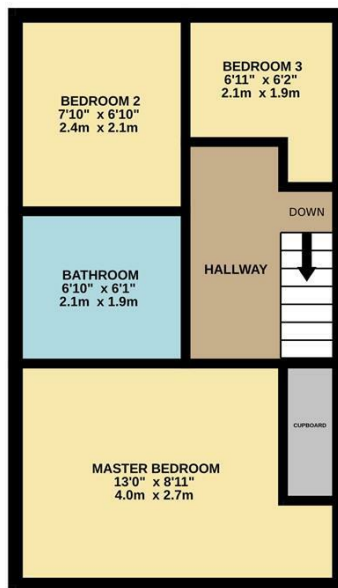
This property features a lovely modern kitchen as well as a beautifully presented living room with a door leading out onto the large rear garden with a patio and decking area. Upstairs there are three well sized bedrooms and a well presented bathroom with bath and overhead shower.



GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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