

for sale

offers in excess of **£160,000**



## Kitter Drive Plymouth PL9 9UH

A one bedroom, end terraced home benefitting open plan spacious lounge with kitchen area, one spacious bedroom, modern family bathroom, enclosed rear garden and allocated parking. This property is perfect for both first time buyers, investors or anyone looking for a low maintenance property.



# Kitter Drive Plymouth PL9 9UH

## Lounge / Kitchen

13' 1" max x 21' 10" max ( 3.99m max x 6.65m max )

An open plan spacious lounge/ kitchen with stairs leading to the first floor. The kitchen comprises; matching wall and base units with work surface over, stainless steel sink with drainer unit, range style oven, gas hob with extractor fan and breakfast bar. There are two double glazed windows and double glazed door to the enclosed garden.

## First Floor Landing

### Bedroom One

10' 2" max x 14' 8" max ( 3.10m max x 4.47m max )

A double bedroom with a built in wardrobes and storage cupboard and there are two double glazed windows to the side aspect.

### Bathroom

The bathroom comprises: Bath with electric shower over, wash hand basin, WC and is fully tiled.

### Garden

Leading from the lounge there is an enclosed garden, with an

area laid to lawn, patio area and a gate leading to allocated parking.

### Allocated Parking

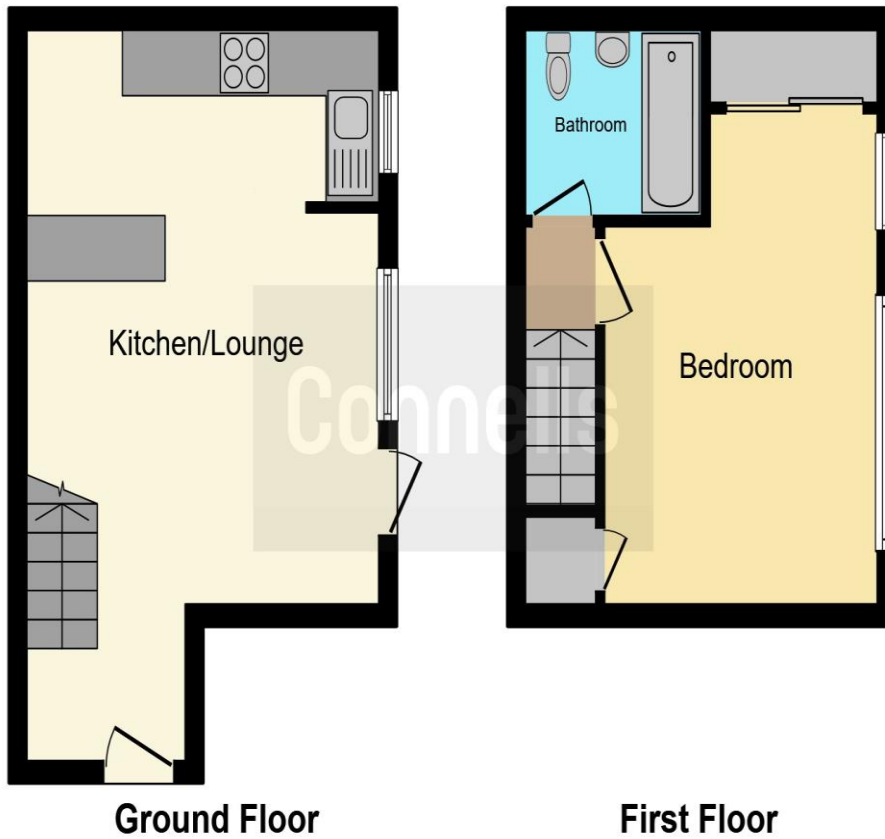
Located to the rear of the property there is allocated parking space which is within the property boundary and has easy access via garden gate.

### Additional

Ideal boiler fitted Dec 2022 - Warranty until December 2027.  
Electric shower fitted October 2023.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: PLK306860 - 0007

**Tenure:** Freehold

**EPC Rating:** D

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