



Rifford Road
Exeter EX2 5LN

for sale guide price
£230,000



Property Description

GUIDE PRICE £230,000 - £240,000 A 3 bedroom SEMI DETACHED HOUSE located in WONFORD perfect for someone wanting to put their own stamp on and make it a lovely family home. Located close to R, D & E, local shops, schools and transport links in and out of the city. The home is on a corner plot with lawns and decked area ideal for enjoying outside dining in the summer. The property is in a residents parking zone. NO CHAIN. The accommodation comprises:- Entrance hallway, lounge, kitchen, bathroom/wc, first floor landing and 3 bedrooms.

Entrance Hall

Double glazed obscured door. Double glazed window.

Lounge

14' 5" max x 11' 9" max (4.39m max x 3.58m max)
Double glazed window to front. Radiator.

Kitchen

11' 3" max x 7' 9" max (3.43m max x 2.36m max)
Wall and base mounted units. Work surfaces. Stainless steel sink. Double glazed window to rear. Double glazed door to rear. Radiator. Plumbing for washing machine. Space for fridge freezer. Space for further appliances.

Landing

Double glazed window to rear. Loft access - loft is boarded and has lighting.

Bedroom 1

10' 7" max into recess x 12' max into recess (3.23m max into recess x 3.66m max into recess)
2x Double glazed windows to front. Radiator.

Bedroom 2

11' 3" max x 8' max (3.43m max x 2.44m max)

Double glazed window to rear. Radiator.

Bedroom 3

11' 9" max x 6' 6" max (3.58m max x 1.98m max)
Double glazed window to front. Radiator.

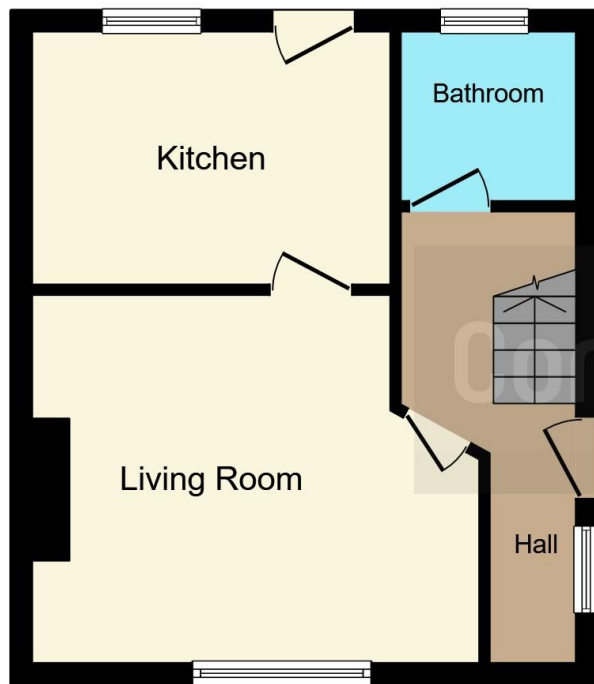
Bathroom

Bath with shower over. Wash hand basin. WC. Double glazed obscured window.

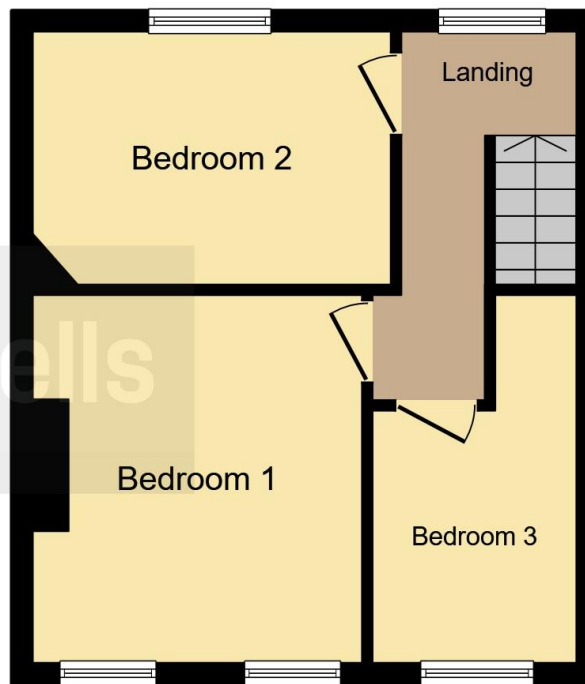
Outside

Side access. Lawned area. Shed.





Ground Floor



First Floor

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

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EPC Rating: C Council Tax
 Band: B

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Tenure: Freehold



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