



71 Bowden Park Road



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, Plymouth, PL6 5NQ

Derriford Hospital approx. 2 miles. Plymouth City Centre approx. 5 miles.
Exeter City Centre approx. 44 miles.

A well maintained three-bedroom family home, situated in the Crownhill area of Plymouth, within walking distance of local amenities and close proximity to Derriford Hospital and the City Centre.

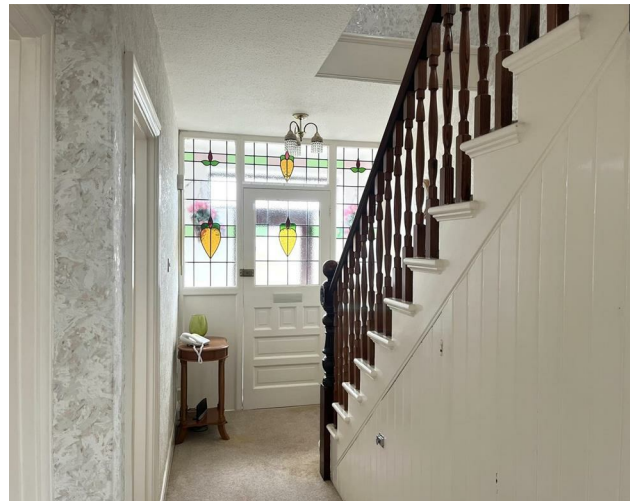
- CHAIN FREE
- Three reception Rooms
- Large Plot with Driveway & Garage
- Refurbishment Opportunity
- Freehold
- Semi-Detached Family Home
- Three Bedrooms
- Pleasant Enclosed Rear Garden
- Council Tax Band C

Guide Price £365,000

This charming semi-detached property is suited in the ever-popular Bowden Park Road, a well regarded residential area of Crownhill, conveniently close to Garden Centre, Crownhill Shopping area, and within easy access of Derriford Hospital and the A38, providing links to Devon & Cornwall. The property occupies a generous, level plot. Internally the accommodation comprises, fitted kitchen, three good size reception rooms, three bedrooms and a family bathroom with separate W.C. Additional benefits include double glazing and nighttime storage heaters. Externally there is a wider than average, private driveway with an adjacent garage and a pleasant, enclosed rear garden.

Mains Gas & Electric. Mains Water/Drainage.

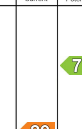

Based on data at Ofcom, Ultrafast broadband is at the property and EE, Three & O2 mobile data available.





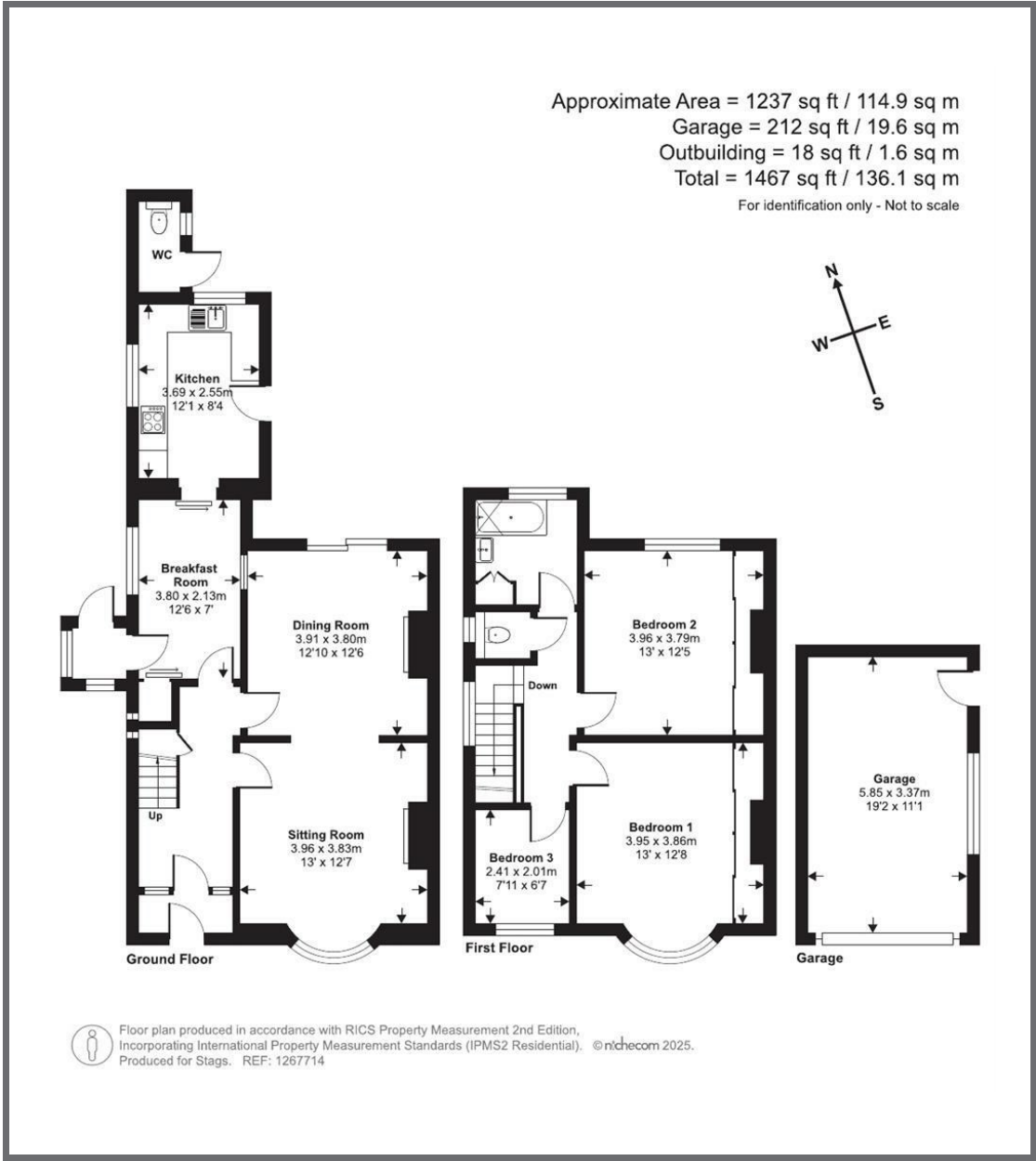
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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