



**Segrave Road, Plymouth PL2 3DS**

**welcome to**

**Segrave Road, Plymouth**

\*\*\* STUNNING GARDEN \*\*\*

A fantastic opportunity to purchase this THREE BEDROOM SEMI-DETACHED home with a DRIVEWAY and GARAGE with a WORKSHOP underneath. Boasting MODERN DECOR throughout with a STUNNING low maintenance REAR GARDEN with access to a BASEMENT with potential to convert to



### Entrance Hall

Spacious entrance hallway with access to the lounge and kitchen with a radiator and stairs leading to the first floor.

### Lounge

19' 1" max x 11' 7" max ( 5.82m max x 3.53m max )  
Double glazed window to rear and front elevation with two radiators.

### Kitchen

10' 9" max x 10' 9" max ( 3.28m max x 3.28m max )  
Wall and base units with an induction hob and electric oven, integrated dish washer and washing, laminate worktops, space for a fridge freezer with a double glazed window to rear elevation and door to side elevation.

### First Floor Landing

Access to all bedrooms, loft access, radiator and double glazed obscure window to side elevation.

### Bedroom 1

11' 2" max x 12' 1" max ( 3.40m max x 3.68m max )  
Double glazed window to front elevation and mirror wardrobe unit.

### Bedroom 2

7' 9" x 11' 7" ( 2.36m x 3.53m )  
Double glazed window to rear elevation and radiator.

### Bedroom 3

8' 1" x 7' 2" ( 2.46m x 2.18m )  
Double glazed window to front elevation, radiator and storage cupboard.

### Bathroom

A four piece suite of WC, shower cubicle, bath and pedestal sink with a wall radiator and double glazed obscure window to side and rear elevation.

### Front Garden

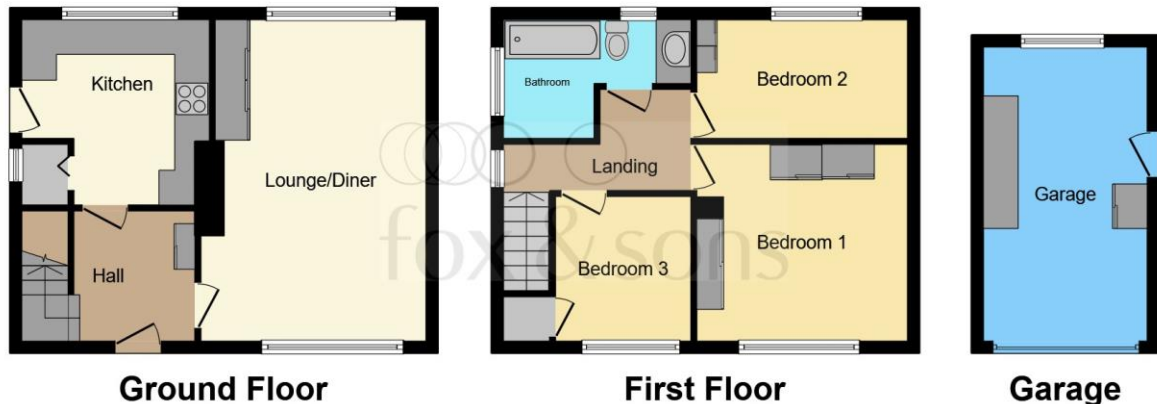
Resin driveway with parking for two cars, side gate to the rear garden, plant bed surround and grey composite door entrance.

### Rear Garden

Resin steps down to the rear garden, with a patio seating area and large artificial lawn. Patio doors to the basement and door to workshop located under the garage which has power and lighting.

### Garage

Up and over door, side door to garden, double glazed obscure window to rear and power with lighting.



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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## Segrave Road, Plymouth

- Popular Location
- Garage
- Workshop
- Lovely Rear Garden
- Semi-detached

Tenure: Freehold EPC Rating: E

offers in the region of

**£325,000**



Please note the marker reflects the postcode not the actual property

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