



**Dudley Road, Plymouth PL7 1RX**

**welcome to**

**Dudley Road, Plymouth**

Welcome to this charming and modern three bedroom semi-detached house in the heart of town. With a lovely enclosed garden, off-street parking, and a garage, this property is perfect for families or those looking for a peaceful retreat. Don't miss out on this fantastic opportunity to make this home !





### Front Garden

Low maintenance laid with shingle and tiered garden.

### Entrance Hall

PVC front door leading to the entrance hall with understairs cupboard and stairs to first floor.

### Dining Room

9' 4" x 16' 1" ( 2.84m x 4.90m )

Laminate floor with double glazed window to the side elevation. Coved ceiling with spotlights with an arch to the Lounge.

### Lounge

11' 11" x 10' 6" ( 3.63m x 3.20m )

Wood burner with oak beam mouldings and laminate floor. Double glazed window to the front elevation, coved ceiling with spotlights.

### Bedroom One

16' 10" x 11' 5" ( 5.13m x 3.48m )

Dual aspect double glazed window to the front and rear elevation and a radiator.

### Bedroom Two

11' 5" x 10' 11" ( 3.48m x 3.33m )

Double glazed windows to the front elevation and a radiator.

### Shower Room

Corner shower with w/c. Wall mounted radiator, with white wash hand basin, obscured window to front elevation, tiled walls and led spot lights.



Ground Floor

First Floor

Total floor area 75.7 m<sup>2</sup> (814 sq.ft.) approx

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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## Dudley Road, Plymouth

- Modern Three Bedroom In Plympton
- Council Tax Band C
- Two Reception Rooms
- Driveway and Garage
- Rear Garden with Alfresco Dining Area

Tenure: Freehold EPC Rating: D

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PYP103995 - 0002

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