









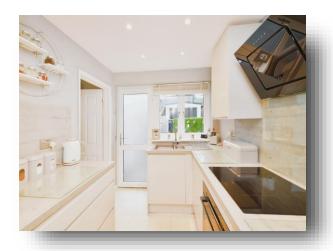
welcome to

Dudley Road, Plymouth

*** WELL PRESENTED FAMILY HOME ***

A fantastic opportunity to purchase this THREE BEDROOM, SEMI-DETACHED home in PLYMPTON! This property boasts a GENEROUS GARDEN, with a 'BAR AREA' and DECKING AREA to the rear. Also benefiting from a SHARED DRIVEWAY, with a GARAGE and a STUNNING MODERN KITCHEN!













Entrance Hall

Modern high security front door entrance, hallway with radiator, doors to the lounge and kitchen with stairs to the first floor.

Lounge/Diner

11' 10" max x 22' 9" max (3.61m max x 6.93m max) A spacious lounge with electric fireplace and surround, space for a dining table, double glazed picture window to the front and sliding door to the conservatory.

First Floor Landing

Access to all three bedrooms, bathroom and double glazed window to side elevation with loft access.

Kitchen

9' 5" x 7' 3" (2.87m x 2.21m)

A modern kitchen with wall and base units, integrated fridge freezer, washing machine oven and induction hob with hood. Double glazed french window to rear elevation and door to garden.

Bedroom 1

12' 4" max x 12' 1" max (3.76m max x 3.68m max) Double glazed picture window to front elevation, radiator and storage cupboard housing the boiler.

Bedroom 2

10' x 10' 7" (3.05m x 3.23m)

Double glazed window to rear elevation and radiator.

Bedroom 3

6' 10" x 7' 6" (2.08m x 2.29m)

Double glazed window to front elevation.

Bathroom

A bath with electric shower, pedestal sink, WC, radiator and double glazed obscure window to rear elevation.

Front Garden

A level front lawn with wall surround, shared driveway access and steps up to the front door.

Rear Garden

A well maintained rear garden with composite decking area to bottom and top, with lawn and bar area with composite fencing surround.

Garage

Situated to the rear of the shared driveway.





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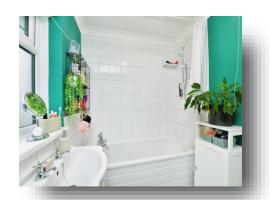
- Three Bedrooms
- Semi-detached
- **Shared Driveway**
- Garage
- Generous Rear Garden

Tenure: Freehold EPC Rating: D

offers over

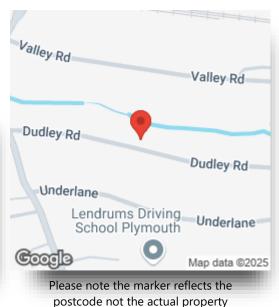
£260,000











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Property Ref: PYP104182 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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