



**Cloford Close, Plymouth PL9 7GL**

**welcome to**

## **Cloford Close, Plymouth**

\*\*\* MODERN THREE BEDROOM HOME \*\*\*

A fantastic opportunity to purchase this MODERN, three bedroom SEMI-DETACHED home with OFF ROAD PARKING, an ENCLOSED GARDEN, a DOWNSTAIRS WC, master ENSUITE within a CUL-DE-SAC location within the POPULAR Saltram Meadow estate. Call Fox & Sons today!





### **Entrance Hall**

Door to lounge, stairs to first floor with a radiator and door to cloakroom.

### **Cloakroom**

WC, radiator, pedestal sink and double glazed obscure window to side elevation.

### **Lounge**

14' 4" max x 11' 9" max ( 4.37m max x 3.58m max )  
Double glazed window to front elevation, radiator and storage cupboard.

### **Kitchen/Diner**

8' 10" x 15' 2" ( 2.69m x 4.62m )  
A white wall and base unit kitchen with integrated fridge freezer, dish washer, machine machine and electric oven with hob and hood. Space for a dining table, patio doors to the rear garden, double glazed window to front elevation and radiator.

### **First Floor Landing**

Access to all three rooms, storage cupboard, loft access and double glazed window to front elevation.

### **Bedroom 1**

11' 10" max x 9' 6" max ( 3.61m max x 2.90m max )  
Double glazed window to front elevation, storage cupboard and door to ensuite.

### **Ensuite**

Shower, WC, pedestal sink, radiator and two double glazed obscure windows.

### **Bedroom 2**

7' 7" x 9' ( 2.31m x 2.74m )  
Double glazed window to side elevation and radiator.

### **Bedroom 3**

7' 7" max x 5' 10" max ( 2.31m max x 1.78m max )  
Double glazed window to front and side elevation and radiator.

### **Bathroom**

Bath, WC, pedestal sink and radiator.

### **Rear Garden**

A level lawn with fence surround.



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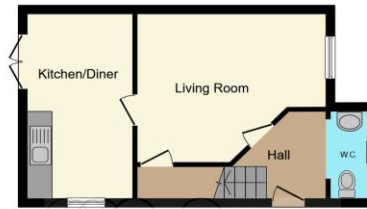
## Cloford Close, Plymouth

- Three Bedrooms
- Semi-detached Built in 2020
- Council Tax Band C
- Cloakroom
- Ensuite

Tenure: Freehold EPC Rating: B

offers in excess of

**£240,000**



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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Property Ref:  
PYP104254 - 0004

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fox & sons



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