



## 22 Cleveland Road

St Judes, Plymouth, PL4 9DF

£215,000



Older-style mid-terraced house, situated within a quiet enclave, with lovely views over the local bowling green. Briefly, the accommodation comprises an entrance vestibule & hallway together with a bay-fronted lounge & separate dining room. To the rear is the kitchen which opens onto the southerly-facing courtyard & on the first floor there are 3 bedrooms & a wet room. The property has double-glazing & central heating throughout. In need of some updating.





## CLEVELAND ROAD, ST JUDES, PLYMOUTH PL4 9DF

### ACCOMMODATION

Front door opening into the entrance vestibule.

### ENTRANCE VESTIBULE

Obscured, glazed door leading into the hallway.

### HALLWAY

Providing access to the ground floor accommodation. Stairs ascending to the first floor with cupboards beneath.

### LOUNGE 13'3 x 13'5 into bay (4.04m x 4.09m into bay)

Bay window to the front elevation with lovely views over the local bowling green. High ceilings with coving. Chimney breast with fireplace.

### DINING ROOM 12' x 10'9 (3.66m x 3.28m)

Chimney breast. Window to the rear elevation. High ceilings with coving.

### KITCHEN 10'8 x 8'2 max (3.25m x 2.49m max)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single-drainer one-&-a-half bowl sink unit. Space for free-standing fridge/freezer and free-standing cooker. Space and plumbing for washing machine. Small breakfast bar. Window to the rear elevation. Doorway leading to outside.

### FIRST FLOOR LANDING

Providing split-level access to the first floor accommodation. High-level rear window providing natural light to the staircase. Built-in storage cupboards.

### BEDROOM ONE 13'4 into bay x 10'11 to rear of wardrobe (4.06m into bay x 3.33m to rear of wardrobe)

Bay window to the front elevation with views over the bowling green. Built-in wardrobes with sliding doors. High ceilings.

### BEDROOM TWO 12'1 x 10'11 (3.68m x 3.33m)

Window to the rear elevation. High ceilings. Shelving and cupboard to one side of the chimney breast.

### BEDROOM THREE 7'5 x 5'10 (2.26m x 1.78m)

Window to the front elevation with views over the bowling green. 2 wall-mounted shelves. High ceilings.

### WET ROOM 10'8 x 5'7 wall-to-wall (3.25m x 1.70m wall-to-wall)

Comprising wc, wall-mounted basin, and walk-in shower area with an electric shower system, shower rail and curtain. Waterproof floor. Tiling to the walls. Storage cupboards. Boiler cupboard. Obscured window to the rear elevation.

### OUTBUILDING 6'6 x 6'4 (1.98m x 1.93m)

Access door. Window. Fitted shelving.

### OUTSIDE

Rear courtyard with access gate opening onto the service lane. Outside wc fitted with a high-flush cistern. Further storage shed.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: B

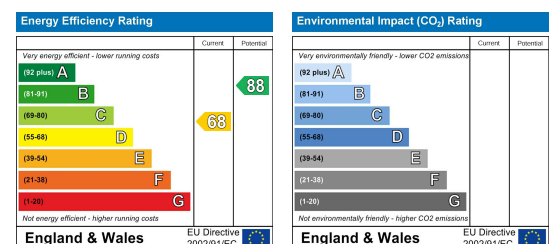
## Area Map



## Floor Plans



## Energy Efficiency Graph



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