



## 44 Charlbury Drive

Saltram Meadow, Plymouth, PL9 7GD

£220,000



Nicely-positioned end-terraced house in this popular location. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge & an open-plan kitchen/dining room leading to the enclosed south-west facing rear garden. On the first floor a landing provides access to 2 double bedrooms & bathroom. The property is superbly-presented throughout & benefits from double-glazing & central heating.





CHARLBURY DRIVE, SALTRAM MEADOW, PL9 7GD

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Staircase ascending to the first floor. Doors providing access to the ground floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 4'9 x 2'11 (1.45m x 0.89m)

Fitted with a wc and a wall-mounted basin with a tiled splash-back. Obscured window to the front elevation.

LOUNGE 15'2 x 9'5 (4.62m x 2.87m)

Window with a fitted blind to the front elevation. Under-stairs storage cupboard with shelving. Doorway opening into the kitchen/dining room.

KITCHEN/DINING ROOM 12'7 x 8' (3.84m x 2.44m)

An open-plan room running the full-width of the property. Ample space for dining table and chairs. Range of kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Inset sink with mixer tap. Built-in oven. Inset 4-burner gas hob with a cooker hood above. Space for dishwasher, washing machine and fridge. Wall-mounted Ideal gas boiler concealed by a matching cabinet. Window to the rear elevation overlooking the garden. French doors with integral blinds opening to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 12'10 x 8'2 (3.91m x 2.49m)

Situated to the rear of the property. Window with fitted blind providing views over the garden.

BEDROOM TWO 12'9 x 8'5 (3.89m x 2.57m)

2 windows with fitted blinds to the front elevation. Built-in over-stairs cupboard with shelving and hanging rail.

BATHROOM 6'3 x 5'6 (1.91m x 1.68m)

Comprising a bath with a mixer tap shower and a glass shower screen, pedestal basin and wc. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

OUTSIDE

To the front there is a parking space and a small area of garden laid to shrubs. Externally-mounted gas and electric meters. A chipping pathway leads to a side gate providing external access to the rear garden. The rear garden enjoys a sunny south-westerly aspect and is mainly laid to lawn with patio areas at either end together with a small shrub and flower bed. There is a garden shed and an outside tap.

COUNCIL TAX

Plymouth City Council  
Council tax band B

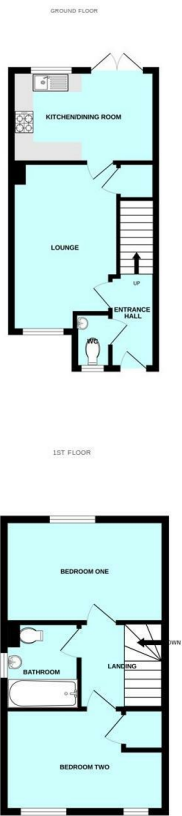
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

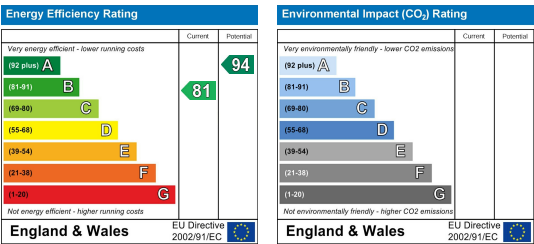
Area Map



Floor Plans



Energy Efficiency Graph



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