



Drayton Road, Manadon, Plymouth, Devon, PL5 3ES

£215,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 3

A perfect first home or investment property located in Manadon having two double bedrooms, spacious lounge, kitchen-diner and conservatory along with a driveway and generous gardens to the front and rear. NO CHAIN. Quote MK1454250 to view this property.

Located in Manadon, this end of terraced home would make an ideal first home being positioned on a good sized plot and having the advantage of a private driveway at the front of the house. Located within easy reach of many amenities and shops at Crownhill, the property is also perfectly located for commuting in and out of Plymouth and within easy reach of Derriford Hospital and the city's major business and retail parks.

On entering the property, a useful porch welcomes you into the house where the entrance hall leads into the generous Kitchen-Diner and Lounge. The Kitchen-Diner is fitted with a range of cabinets with plenty of worktop space and a dual fuel range style oven. There is plenty of room for your dining suite, plus a large storage cupboard which runs under the stairs. French doors open into the Conservatory which has lovely outlook and access to the garden. The Lounge is bright and spacious having a large window to the front aspect plus a bay window with French doors leading to the garden at the rear.

On the first floor there are two double bedrooms plus a recently modernised shower room. Bedroom 1 runs the depth of the house with windows to both the front and rear, and due to the layout this room has potential to be divided into two smaller rooms if desired. Bedroom 2 benefits from a large walk in storage cupboard.

Outside, gates open onto a driveway and a further gravelled area with a pathway leading to the front door which also connects to the rear garden via a side pathway. The rear gardens have been well maintained and feature a lawn, timber shed and patio area perfect for outdoor living and enjoying the summer months.

The property is fitted with gas central heating and upvc framed double glazing, it is registered in Council Tax Band A and holds an EPC rating of 72C. Being sold with NO CHAIN, Quote MK1454250 to view this property.







 **MARK KEANE**
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