



Falcon

01752 600444

10 Rufford Close

Ham, Plymouth, PL2 2SE

Guide Price £160,000 - £170,000





In Brief

Perfect first-time buy in a quiet cul-de-sac with parking and conservatory

Reception Rooms	2 double bedrooms		
Bedrooms	Large living room plus conservatory		
Heating	Gas central heating	Parking	Parking space
Area	736 sq ft	Council Tax	A
Tenure	Freehold		

Description

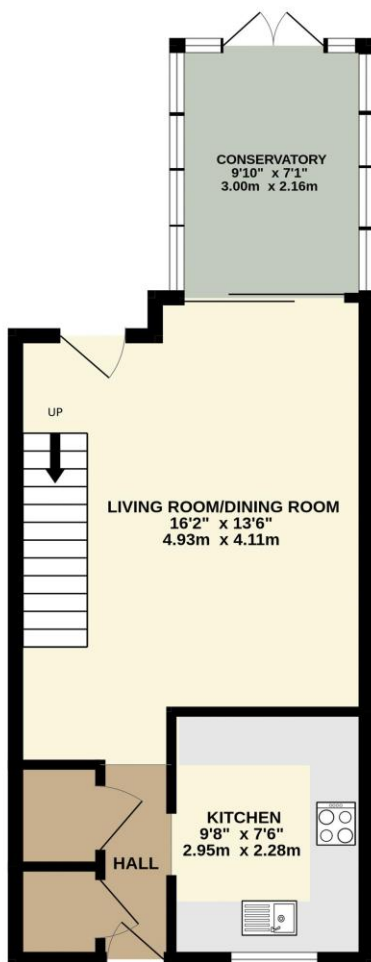
Situated in a quiet cul-de-sac, this modern mid-terraced home presents an excellent opportunity for first-time buyers, offering well-proportioned accommodation with scope for some light decorative refreshment. The property is entered via a welcoming hallway with two useful storage cupboards. To the front of the house is a recently fitted, stylish contemporary kitchen complete with an integrated oven and hob. To the rear, the spacious living/dining room provides a fantastic area for relaxing and entertaining, seamlessly opening into the conservatory — a superb addition that further enhances the living space and enjoys direct access to the garden. Upstairs, there are two good-sized bedrooms and a modern, contemporary bathroom fitted with a spa-style bath and mixer shower over. Additional benefits include gas central heating and uPVC double glazing throughout. Outside, the property boasts a sunny, enclosed courtyard garden laid to patio, ideal for low-maintenance outdoor living. A designated parking space is also included within the nearby parking area. Ideally located close to Ham Drive Primary School and The Mayflower Centre, this home combines convenience with a peaceful setting and truly represents a fantastic first-time purchase.

Need A Mortgage?

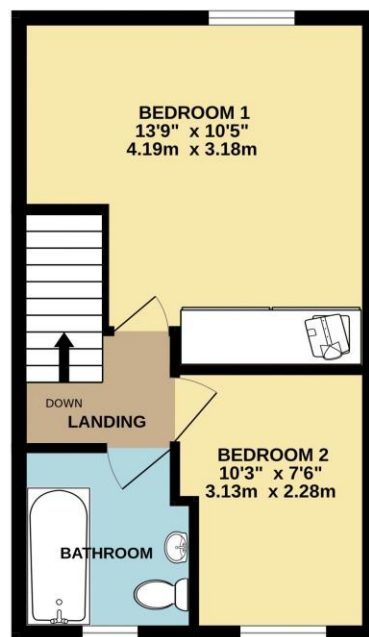
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ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.3 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

