

for sale

£180,000



## Kent Road Plymouth PL2 1QF

Charming 2-bedroom house featuring an open-plan lounge and kitchen, a private garden/courtyard, and a spacious loft area ideal for storage or conversion.





# Kent Road Plymouth PL2 1QF

## Open Plan Kitchen/Lounge

24' 8" x 13' 2" ( 7.52m x 4.01m )

The open-plan kitchen and lounge create a spacious and modern living area. The kitchen features matching units with a built-in oven and hob, complemented by a double-glazed window to the rear elevation for natural light. The lounge area includes a built-in fireplace and a double-glazed window to the front elevation, offering a cozy yet bright atmosphere.

## Bathroom

5' 5" x 4' 5" ( 1.65m x 1.35m )

The downstairs bathroom is fully tiled and features a bath with a shower head connected to the taps, a sink, and a toilet. Practical and easy to maintain, it offers a clean and functional design.





### Bedroom 1

13' 4" x 11' ( 4.06m x 3.35m )

The master bedroom is located at the front of the house and features built-in shelves for convenient storage. A double-glazed window on the front elevation provides excellent natural light and improved insulation, creating a bright and comfortable space.

### Bedroom 2

12' 5" x 8' ( 3.78m x 2.44m )

Bedroom 2 is a smaller room located at the rear of the house. It features a double-glazed window on the rear elevation, providing natural light and improved insulation. Ideal as a guest room, home office, or nursery.

### Loft

The property includes a large loft space, offering excellent storage capacity and potential for conversion into an additional bedroom, office, or hobby area. Its generous size provides flexibility for future development.





Total floor area 88.9 m<sup>2</sup> (957 sq.ft.) approx

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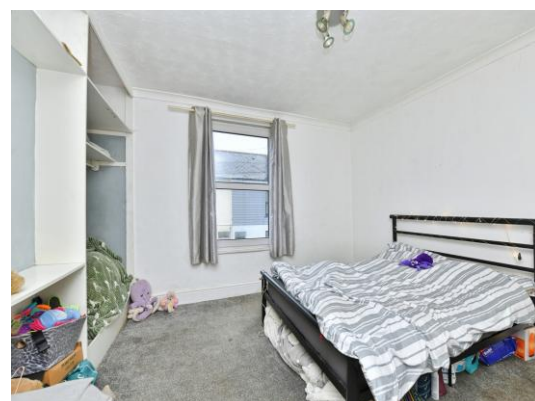
15 Victoria Road St Budeaux  
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Property Ref: SBU109457 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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