

lukeboon.expuk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@expuk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOMS



1 BATHROOM



1121 SQ.FT



FREEHOLD

BROWNING ROAD MILEHOUSE PL2 3AP £250,000

Well presented, Edwardian style family home. Complete with an open plan lounge/dining room, newly installed kitchen & bathroom & a landscaped rear garden.



LUKE BOON

Personal Estate
Agent



lukeboon.expuk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@expuk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

POWERED BY **exp** ^{UK}
Personal Estate Agent

Browning Road is located in the residential area of Milehouse. Within close proximity of Central Park, Stoke Village and a wide range of local amenities, including local and national traders and bus routes into the City Centre. Plymouth Dockyard is a short commute away.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

The Property

You enter the property into an entrance porch which has space for shoes and coats, a tiled floor and a door leading into the entrance hall.

The entrance hall is well presented and has a solid wood floor, doors leading into the lounge, dining room and the kitchen. There are stairs leading up to the first floor and a large under-stairs storage cupboard.

The lounge is a great size and has a large bay window to the front elevation, a feature fireplace with inset gas fire and pocket doors leading through to the dining room. The dining room has a large window to the rear elevation and space for a range of furniture. Both rooms have striped floorboards.

Located at the rear of the property is the kitchen which has a wide range of wall and base mounted units complete with a solid work surface over. There is a range of integral appliances which include a dish washer, washing machine, four ring induction hob and a NEFF oven. There is a window to the rear elevation and a door leading out to the rear garden.

Upstairs the first floor landing leads through to all three bedrooms and the family bathroom. There is a loft hatch plus two large storage cupboards.

The main bedroom is located at the front of the property and has a large bay window to the front elevation and is a good double size. Bedroom two is a similar size room with a window to the rear elevation. Bedroom three is a single room and has a window to the front elevation.

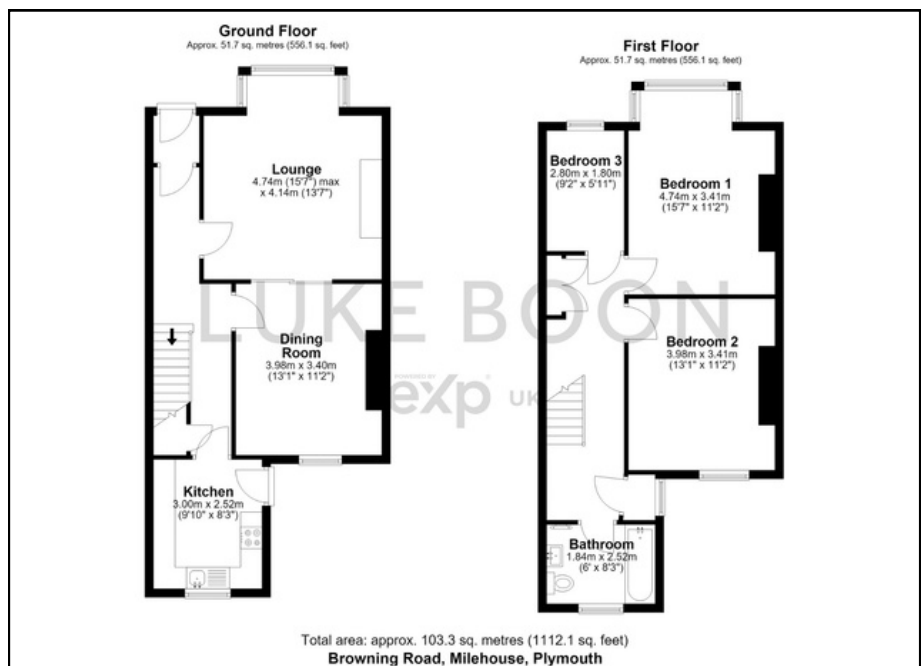
The bathroom has a panelled bath with a matte black shower overhead, there is a hand wash basin with matching matte black finishings, a low level wc and a heated towel rail. There is an electric heater plus an obscured window to the rear elevation.

Outside

The garden has been landscaped with a porcelain patio and a level artificial lawn. The garden is walled with a gate leading out to a rear service lane. There are three large storage cupboards and an outside toilet.

Tenure & Services

Tenure - Freehold
Services - Mains Water, Gas, Drainage & Electricity. Connected To Fibre Broadband
EPC - D
Council Tax Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?
Please get in touch

lukeboon.expuk.com
01752 295996

07810 601815 (WhatsApp)
luke.boon@exp.uk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent