



31 Lethbridge Road Exeter, EX2 5JU

An exciting opportunity to acquire this well appointed 2 bedroom semi-detached house in a popular and convenient location.

This charming property offers well decorated accommodation and boasts a striking Victoriana bathroom on the first floor featuring a freestanding claw foot bath and generous corner shower enclosure. Modern comforts are at the forefront of this residence, with gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the year. A practical utility room with a WC adds to the convenience of daily living, making this home as functional as it is stylish.

Two private off road parking spaces add further convenience and a detached garage provides various lock up storage options. A generous area of level front garden offers potential to convert into more off road parking and a secure side entrance gives way to a delightful south-west facing patio garden, perfect for enjoying sunny afternoons and entertaining guests.

Situated in a popular residential area, the property is close to schools, Ludwell Valley Park, and a local convenience store, with regular bus services to the city centre.

Strong interest anticipated and early viewings are strongly recommended to avoid disappointment.

Guide Price £260,000

31 Lethbridge Road

Exeter, EX2 5JU



- MOTIVATED SELLER, PRICED TO SELL
- Open-Plan Kitchen/Dining Room
- Beautifully Refurbished Bath/Shower Room
- Garage & 2 Private Parking Spaces
- EXCITING FIRST HOME OPPORTUNITY
- Utility/Cloakroom WC
- Gas Central Heating & uPVC Double Glazing
- Entrance Hall, Large Living Room
- 2 Double Bedrooms
- Front and Rear Gardens

Side Entrance Hall

Garage

Living Room

Two Parking Spaces

17'5" x 12'0" (5.33m x 3.66m)

Kitchen/Dining Room

Dining Room

11'5" x 8'0" (3.48m x 2.46m)

Kitchen

16'7" x 5'1" (5.08m x 1.55m)

Bedroom 1

11'10" x 10'5" (3.63m x 3.20m)

Bedroom 2

11'3" x 8'0" (3.43m x 2.46m)

Bath/Shower Room

8'7" x 6'7" (2.62m x 2.01m)

Front & Rear Gardens



Directions

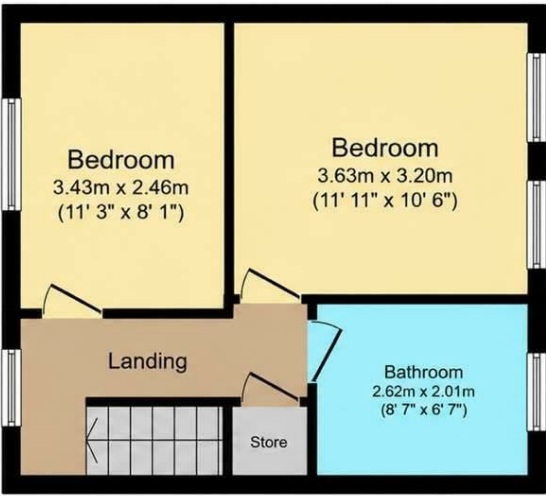




Floor Plan



Ground Floor



First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

