



44 PLYMOUTH ROAD
PLYMOUTH, PL7 4NA

GUIDE: £280,000
FREEHOLD

A nicely presented three bedroom semi detached bungalow with off road parking and front and rear gardens situated in the Plympton area of Plymouth. Accommodation comprises lounge, three bedrooms, kitchen/diner and a shower room. Benefiting from gas central heating, uPVC double glazing and no onward chain a viewing comes highly recommended.



44 PLYMOUTH ROAD

- Semi Detached Bungalow
- Three Bedrooms
- Kitchen/Diner
- Driveway Parking
- Front & Rear Gardens
- No Onward Chain



Entrance:

via part glazed door into:

Porch:

Door into hallway and further door to stairs rising to first floor.

Hallway:

Stairs to downstairs rooms and door to storage cupboard.

Lounge: 3.64m x 3.31m (11'11" x 10'10")

uPVC double glazed bay window to the front, fireplace with electric fire and radiator.

Bedroom 1: 4.65m x 3.32m (15'3" x 10'10")

uPVC double glazed window to the front, stripped wooden flooring, feature fireplace and radiator.

Bedroom 2: 3.50m x 3.31m (11'5" x 10'10")

uPVC double glazed window to the rear, stripped floor boards and radiator.

Shower Room:

uPVC obscure double glazed window to the side. Double shower cubicle with glazed screen, low flush W.C and pedestal wash hand basin. Tiling to all walls and to shower area.

Kitchen/Diner: 5.86m x 3.34m (19'2" x 10'11")

uPVC double glazed square bay and further uPVC double glazed window to the side. Wall and floor mounted matching units with breakfast bar area. Stainless steel sink unit with mixer tap over, built in eye level oven with gas hob and extractor over and

Integrated fridge/freezer. Stripped floor boards in dining area, decorative tiles in kitchen area and radiator.

First Floor Landing:

Two doors into eaves offering storage. Further door into:

Bedroom 3: 4.61m x 4.12 m max (15'1" x 13'6" m max)

uPVC double glazed window to the front. reduced head height.

Outside

To the front of the property is a driveway offering parking and a garden laid to lawn. Gates give access to the side, rear and to the front door. To the rear is a patio area, doors to storage cupboards and a path with a few steps leading to section ready for bark or chipping and a large decked seating area.

Additional Information:

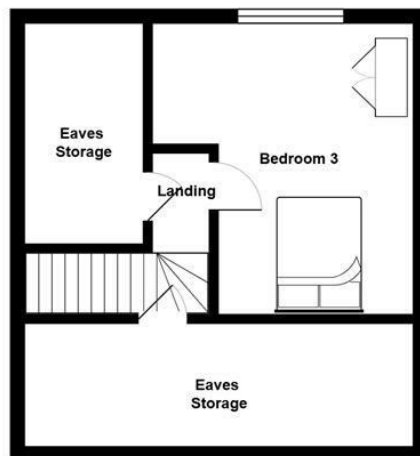
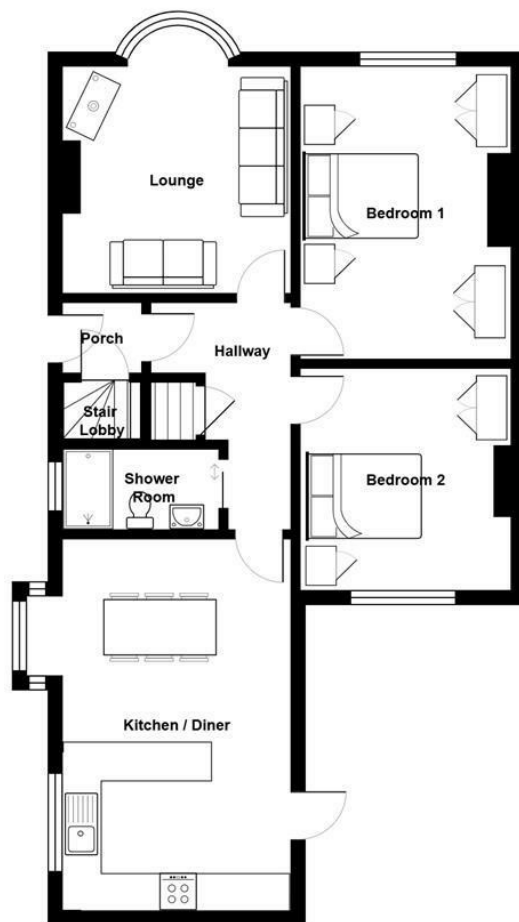
Construction - Standard

Council Tax Band C - £2067.04

Parking - Driveway

Flood Risk - Very Low


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Total Area: 119.3 m² ... 1284 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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