



Merrivale Road, Honicknowle, Plymouth
Plymouth

£235,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 3

A two bedroomed semi-detached bungalow set within a generous plot and located in a quiet cul-de-sac, requiring some modernisation with lots of potential. Lounge, Kitchen-Diner, Conservatory & Shower Room plus Detached Garage. No Chain.

Located on the border of Honicknowle and Crownhill, Merrivale Road is a quiet cul-de-sac which leads directly off Crownhill Road providing excellent access to local shops, amenities and further to the A38 and Plymouth City. There is a regular bus service with a stop nearby also, plus a large supermarket and petrol station.

The property, whilst now requiring some modernisation, has been lovingly maintained and is fitted with Upvc framed double glazing and gas central heating and offers spacious accommodation which includes a separate Lounge with bay window to the front aspect, a large Kitchen-Diner which also leads into the Conservatory, plus two bedrooms of which the main bedroom has a bay window also to the front and built in wardrobes. There is a fitted Shower Room also that leads off the hallway.

The property sits in a large plot, which to the front has been landscaped to reduce maintenance and has easy access with a level walkway leading directly to the front door. The rear garden has a number of areas in which to enjoy, holding much potential for a vegetable and fruit patch and currently has a large terraced area with raised beds and a hardstand which leads to the garage.

The property is registered in Council Tax Band B, and holds an EPC rating of 61D. The property is being sold with no onward chain, and we recommend an internal viewing through the Sole Agent Keane & Parker.

Entrance Hallway

Lounge

12' 6" x 10' 6" (3.82m x 3.2m) Into Bay

Kitchen-Diner

20' 0" x 10' 6" (6.1m x 3.2m) Max L-Shaped

Conservatory

9' 4" x 8' 7" (2.85m x 2.62m)

Bedroom 1

12' 7" x 10' 6" (3.83m x 3.2m) Into Bay

Bedroom 2

10' 5" x 7' 9" (3.18m x 2.37m)

Shower Room

Single Garage







 **MARK KEANE**
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