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LUKE BOON

POWERED BY
exp UK
Personal Estate Agent



3 BEDROOMS



2 RECEPTION ROOM



2 BATHROOM



916 SQ.FT



FREEHOLD

DESBOROUGH ROAD

ST JUDES

PL4 9PN

£190,000

Victorian three bedroom family home with an open plan kitchen/dining room & a lounge. Downstairs bathroom, utility room & upstairs shower room. No onward chain.



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Desborough Road is a quiet road located on the edge of both St Judes and Prince Rock. Giving easy access into the city centre and onto the Embankment and Laira Bridge, plus local parkland and a range of local amenities including a local nursery. Prince Rock Primary School is located close by, as well as a handful of local and national traders located on Embankment Road.

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 and a door leading into an inner hallway. The hallway opens through to the open plan kitchen/dining room, which has a stripped back wood floor and stairs leading up to the first floor. There is a doorway leading through to the lounge.

The lounge is positioned at the front of the property and has a large bay window to the front elevation, a feature fireplace and a host of period features. Located at the rear of the property is the open plan kitchen/dining room, which has a range of wall and base mounted units, complete with a work surface over. There is space for a range of appliances and a large dining room table. There are doors leading through to the utility room and outside to the rear courtyard garden. There is a window to the rear elevation.

The utility room houses the combi-boiler and has space for a washing machine and tumble dryer. There is a window to the side elevation and a door leading through to the bathroom. The bathroom has a panelled bath with a shower overhead, a low level w/c and a hand wash basin. There is an extraction fan and an obscured window to the side elevation.

Upstairs, the first floor landing leads through to all three bedrooms and the shower room. There is a large window to the rear elevation and loft hatch.

All three bedrooms are a good size and are well presented. The shower room has a shower cubicle and a small hand wash basin.

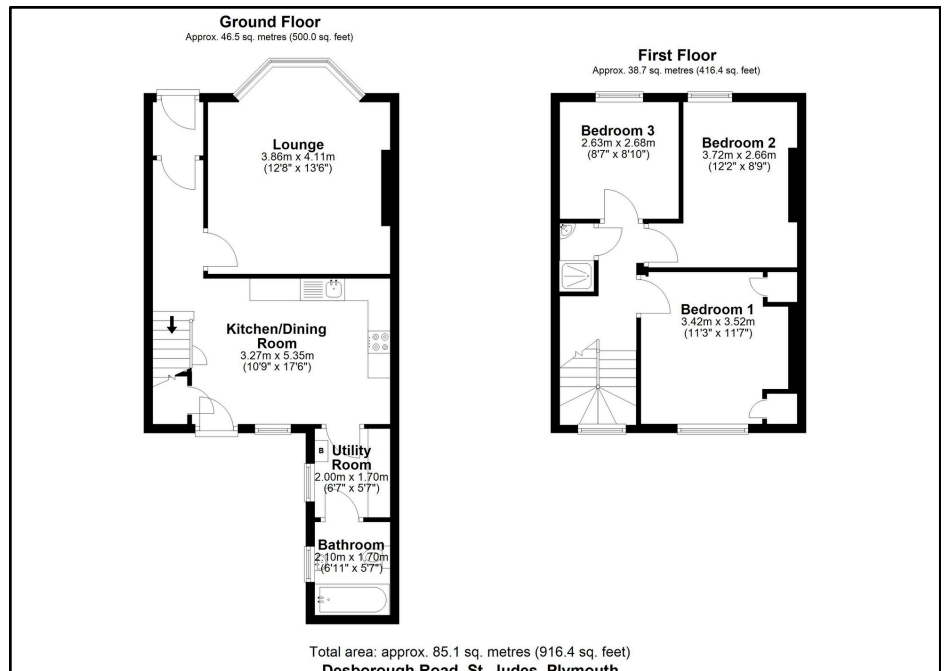
The property does require some modernisation, however has full uPVC double glazing (installed in 2021) and gas central heating. The property has no onward chain.

Outside

Externally the property has a low maintenance rear courtyard garden which is hard paved. There is a storage shed and a gate leading out to the rear service lane.

Tenure & Services

Tenure - Freehold
 Services - Mains Water, Gas, Electricity & Drainage. 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		87
(69-80) C		
(55-68) D	56	
(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

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