



Falcon

01752 600444

56 Queens Road

Higher St. Budeaux, Plymouth, PL5 2NW

£200,000





In Brief

A Lovely Three-Bedroom Family Home with Space, Style & a Superb South-Facing Garden

Reception Rooms Large open plan living room / dining room

Bedrooms 3 bedrooms

Heating Gas central heating

Area 759 Sq ft

Tenure Freehold

Parking Parking space on drive to front

Council Tax B

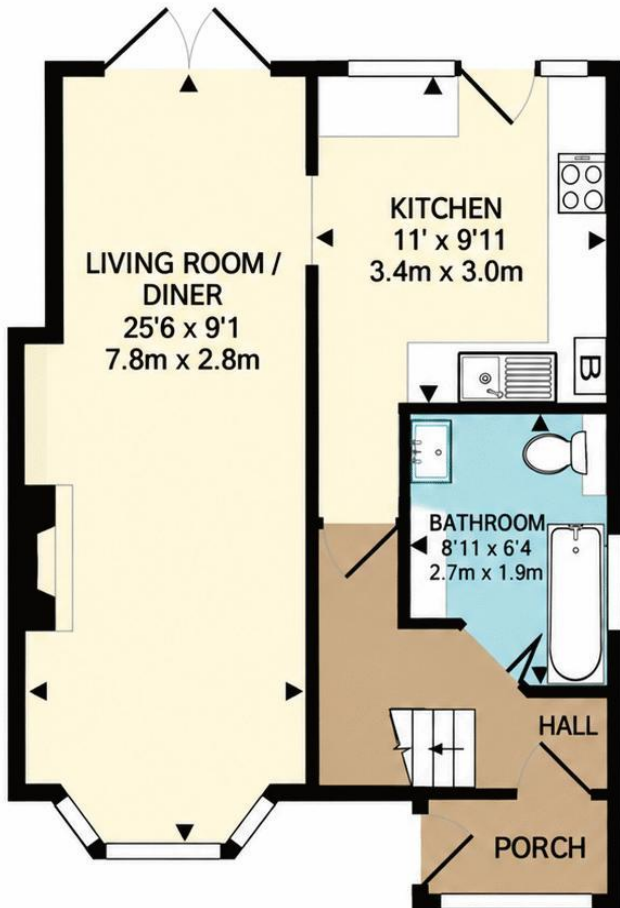
Description

A fabulous three-bedroom family home with a generous south-facing garden and excellent local convenience. Situated in the popular residential area of Higher St Budeaux, this attractive period-built semi-detached family home offers well-proportioned accommodation, a useful rear extension and a lovely level south-facing garden. The property benefits from uPVC double glazing, gas-fired central heating and off-street parking. The ground floor provides a welcoming entrance hall, a good-sized fitted kitchen and an impressive lounge/dining room, with a bay window overlooking the front and French doors from the dining area opening directly onto the rear garden. A useful fitted bathroom/WC completes the ground floor. Upstairs are three well-proportioned bedrooms, including a spacious master bedroom together with two further good-sized rooms, providing excellent flexibility for family living, children, guests or home working. Outside, the property enjoys a level plot with off-street parking to the front, useful side access and a particularly good-sized, level southerly facing rear garden, offering an excellent space for relaxing, entertaining and family enjoyment. Queens Road is conveniently positioned for the amenities of nearby West Park, with a good range of shops, services and facilities close at hand, whilst providing easy access into Plymouth and convenient connections to major routes in other directions.

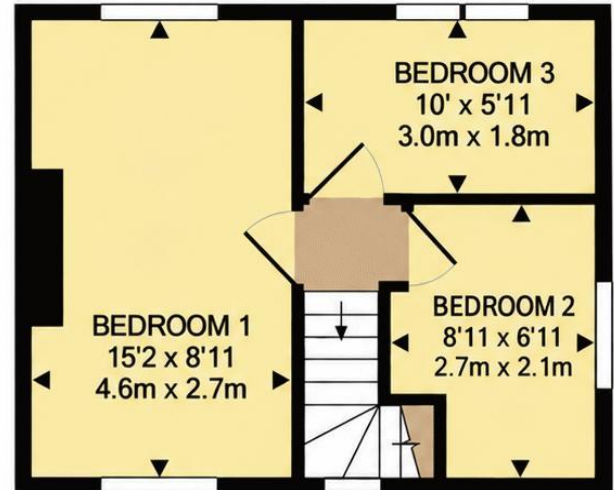
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Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

