



35 Green Park Road

Plymstock, Plymouth, PL9 9HU

£225,000



Semi-detached bungalow situated in this highly popular position with a southerly-facing rear garden, driveway & garage with a remote door. The accommodation is in need of some updating and briefly comprises an entrance porch & hallway, lounge, extended conservatory, kitchen, 2 double bedrooms & a nicely-fitted shower room. Double-glazing & central heating. No onward chain.



GREEN PARK ROAD, PLYMSTOCK, PL9 9JA

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH

Providing access to the entrance hall.

ENTRANCE HALL 10'2 x 9'11 max dimensions (3.10m x 3.02m max dimensions)

An 'L-shaped' room providing access to the accommodation. Loft hatch. Cupboard housing the hot water cylinder.

LOUNGE 16'1 x 11'4 (4.90m x 3.45m)

Chimney breast with a tiled fireplace, hearth and gas fire. Shelving to one side of the chimney breast. Bay window to the rear of the lounge, incorporating French doors opening into the conservatory.

CONSERVATORY 10'7 x 7'8 (3.23m x 2.34m)

Constructed in uPVC double-glazing beneath a pitched roof. Sliding door to outside. Views over the garden.

KITCHEN 12' x 7'3 (3.66m x 2.21m)

Range of base and wall-mounted cabinets with matching work surfaces and tiled splash-backs. Space for free-standing appliances. Wall-mounted Vaillant gas boiler. Cupboard housing the electric meter and fuse box. Window to the rear elevation.

BEDROOM ONE 12'10 to wardrobe rear x 11'3 (3.91m to wardrobe rear x 3.43m)

Window to the front elevation. Built-in bedroom furniture.

BEDROOM TWO 10'7 x 10' into bay (3.23m x 3.05m into bay)

Bay window to the front elevation. Built-in bedroom furniture.

SHOWER ROOM 6'6 x 5'7 (1.98m x 1.70m)

Nicely re-fitted with a large tiled walk-in shower with a fixed glass screen, basin and wc with a push-button flush set into a cabinet providing storage and concealing the cistern. 2 matching wall-mounted cabinets, one of which is mirrored. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

GARAGE 17'8 x 9'2 (5.38m x 2.79m)

Remote door to the front elevation. Window to the rear. Side access door. Power and lighting.

OUTSIDE

The bungalow is approached via a driveway, providing off-road parking and access to the garage and the main front entrance. The front garden has areas laid to paving and shrubs. The rear garden, which enjoys a southerly aspect, has a covered lean-to area adjacent to the rear of the property. The remaining garden is laid to lawn and paving together with some shrubs. There is a greenhouse and an outside tap.

COUNCIL TAX

Plymouth City Council
Council tax band C

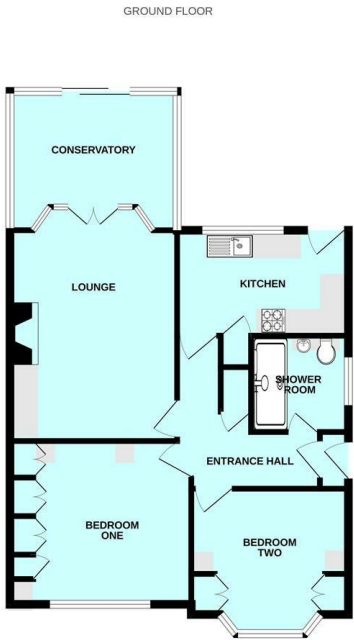
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

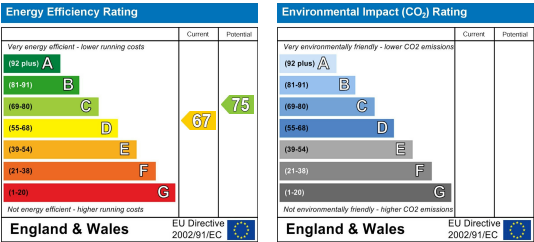
Area Map



Floor Plans



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.