



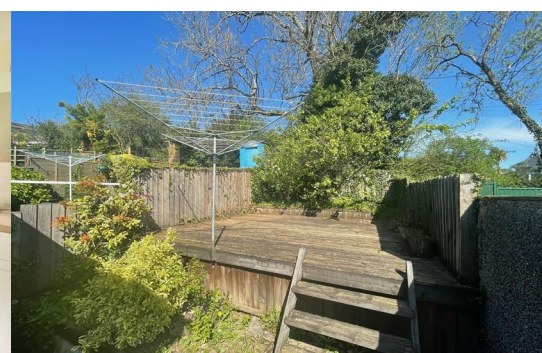
6 Garden Park Close

Elburton, Plymouth, PL9 8JL

£249,950



Being sold with no onward chain is this conveniently located 3-bedroom property. The accommodation briefly comprises a lounge, kitchen/dining room together with the bonus of a wc/utility on the ground floor whilst on the first floor are 3 bedrooms and a bathroom. Double-glazing & gas central heating. Outside there is a garden area/sitting area to the front and a decked area of garden to the rear. There is a garage located in a bloc opposite.



GARDEN PARK CLOSE, ELBURTON, PL9 8JL

ACCOMMODATION

uPVC double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH

Shelf and coat hooks. Cupboard concealing the gas meter. Glazed inner door leading into the hallway.

HALLWAY

Under-stairs cupboard housing the electric meter and consumer unit. Doorway leading into the lounge and doorway opening into the kitchen/dining room.

LOUNGE 14'6" x 11'7" (4.42 x 3.54)

Full-length double-glazed window and door providing access to the front. Tiled fireplace and hearth with an inset gas fire, which is redundant. Door leading into an inner lobby.

INNER LOBBY

Stairs rising to the first floor. Door leading into the kitchen/dining room.

KITCHEN/DINING ROOM 15'6" x 8'7" (4.73 x 2.63)

Range of matching eye-level and base units with rolled-edge work surfaces. Inset stainless-steel one-&-a-half bowl single drainer with mixer tap. Built-in 4-ring electric hob with an electric oven beneath. Space for fridge-freezer. Please note that the white goods in situ will be included within the sale price of the property, if so requested by the buyer. Wall-mounted gas boiler. Doorway returning to the hall. Part-glazed door leading to a rear lobby.

REAR LOBBY

Built-in storage cupboard. uPVC double-glazed door providing access to the rear garden. Doorway leading to the utility/wc

UTILITY/WC 4'11" x 4'7" (1.52 x 1.42)

Fitted with a low level toilet. Work surface with matching eye-level and base units. Space and plumbing for a washing machine. Please note that the washing machine in situ, will be included in the sale price if so requested. Obscured double-glazed window to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 14'6" x 8'7" excl door recess (4.44 x 2.62 excl door recess)

Fitted wardrobe in one corner of the room. Double-glazed window to the front elevation.

BEDROOM TWO 8'11" x 8'0" (2.73 x 2.46)

Double-glazed window to the rear elevation. Recess with built-in wardrobe area with shelving and hanging rail.

BEDROOM THREE 11'6" x 6'2" (3.52 x 1.88)

Double-glazed window to the front elevation.

BATHROOM 6'7" x 5'5" (2.02 x 1.66)

Comprising a panel bath with mixer tap with spray attachment and a wall-mounted shower unit, pedestal wash basin with a mixer tap and a low level toilet. Fully-tiled walls. Obscured double-glazed window to the rear elevation.

OUTSIDE

At the front of the property is a small lawned and planted area, adjacent to which is a screened front decked sitting area. At the rear of the property, is a terraced section of garden, which includes path and steps leading to a small paved area with further steps leading to a top decked area of garden with trees located at the end of the garden. There are some mature bushes located adjacent to the front of the deck. Garage located in an adjacent bloc.

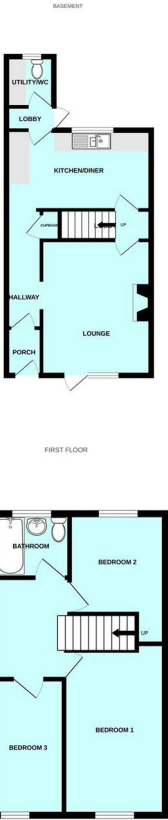
COUNCIL TAX

Plymouth City Council
Council tax band B

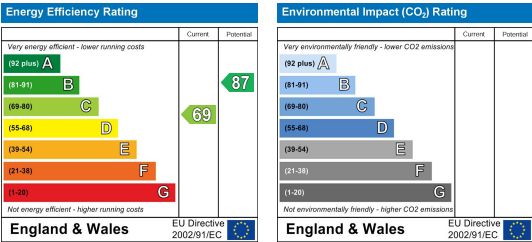
Area Map



Floor Plans



Energy Efficiency Graph



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