



# Falcon

01752 600444

**38a Alexandra Road**

Ford, Plymouth, PL2 1PH

Guide Price £250,000-£260,000





## In Brief

### Substantial 4 Bedroom Period Home Arranged Over Three Floors

**Reception Rooms** Living room - Kitchen diner

**Bedrooms** 4 Bedrooms

**Heating** Gas Central Heating

**Parking** On street parking

**Area** 1,227SQFT

**Council Tax** B

**Tenure** Freehold

## Description

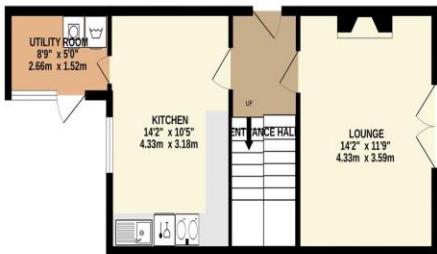
This impressive period property is arranged over three floors and offers generous, flexible accommodation ideal for family living. The ground floor features a welcoming living room with patio doors opening directly onto a decked front garden, a fitted kitchen, and a useful utility area which provides access out to a private, enclosed courtyard. Steps lead up from the courtyard to an additional walled garden area, offering multiple outdoor spaces to enjoy. The top floor comprises two well-proportioned double bedrooms, with a spacious hallway leading down to a further two double bedrooms and a family bathroom on the middle floor. To the front elevation, the decked garden flows down to further gardens featuring a pond and mature trees, creating a peaceful and attractive outdoor setting. Access to the property is also available via a side gate leading up to the shared pathway at number 38. Located in a convenient and well-connected area, the property would make a fantastic family home, ideally positioned close to the local dockyard and Royal Navy barracks. Excellent transport links to the A38 are nearby, along with Plymouth Life Centre and a wide selection of well-regarded primary and secondary schools.

Need A Mortgage?

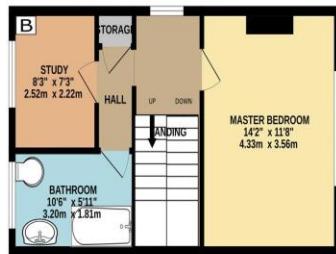
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## Floor Plans

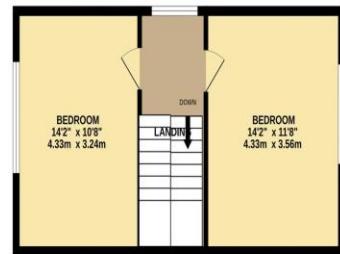
GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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