





16 HOWARD ROAD

PLYMSTOCK, PLYMOUTH, PL9 7DT

GUIDE - £300,000

FREEHOLD

Offered with no onward chain and located in a popular street in Plymstock is this nicely presented, extended three bedroom semi detached house. Accommodation comprises lounge, family room, dining room, kitchen, cloakroom, three bedrooms and a bathroom. Benefitting from gardens front and rear, driveway and garage. Internal viewing highly advised.

MOVING ON estate agents
the property specialists

16 HOWARD ROAD

- Extended Semi Detached House
- Three Bedrooms
- Driveway & Garage
- Front & Rear Gardens
- Family Room and Dining Room
- Viewing Advised





Entrance:

via part glazed door into:

Hallway:

uPVC double glazed window to the side, stairs to first floor and doors to downstairs rooms. Door to:

Cloakroom:

uPVC double glazed window to the side. Low flush W.C and wash hand basin with tiling to splash back areas.

Lounge: 4.81m x 3.52m (15'9" x 11'6")

uPVC double glazed half bay window to the front, feature fireplace and radiator.

Family Room: 3.95m x 3.22m (12'11" x 10'6")

Fireplace to chimney breast and radiator.

Dining Room: 3.23m x 2.80m (10'7" x 9'2")

Sliding Patio doors to the rear and radiator and archway to:

Kitchen: 5.50m x 2.13m (18'0" x 6'11")

uPVC double glazed window to the side and to the rear. Wall and floor mounted matching units with roll edge worktops and tiling to splash back areas. Built in eye level oven, gas hob with extractor over and integrated fridge/freezer, washing machine and dishwasher. Space provided for tumble dryer

First Floor Landing

Doors to upstairs rooms and access to loft space.

Bedroom 1: 4.82m x 3.24m (15'9" x 10'7")

uPVC double glazed half bay window to the front, range of fitted wardrobes and radiator.

Bedroom 2: 3.98m x 3.24m (13'0" x 10'7")

uPVC double glazed window to the rear, radiator and fitted wardrobes with sliding doors.

Bedroom 3: 2.30m x 2.11 (7'6" x 6'11")

uPVC double glazed window to the front and radiator.

Bathroom:

uPVC obscure double glazed window to the rear. Double shower cubicle with glazed screen, pedestal wash hand basin and low flush W.C. Tiling to all splashback areas and to shower area and fitted storage cupboard. Heated towel rail.

Outside:

To the front of the property is a driveway leading down the side of the house to the garage, and a stone chipped garden to the front. To the rear is a patio area leading onto a lawned garden with further patio area behind garage. There is access to the side of the garage and an area currently housing a green house.

Garage: 4.82m x 2.72m (15'9" x 8'11")

Metal up and over door, power and lighting.

Additional Information:

Construction - Standard

Council Tax C - £2170.53

Parking - Driveway & Garage

EPC - C

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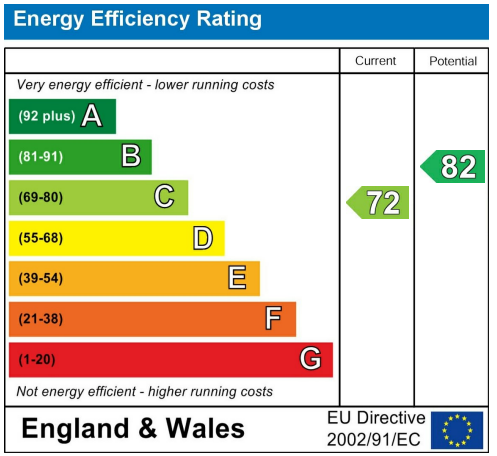
Total Area: 109.3 m² ... 1176 ft²











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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