



45 Howard Road

Plymstock, Plymouth, PL9 7EP

£249,950



Semi-detached older-style bay-fronted bungalow situated near the end of a private road, off Howard Road. The property enjoys gardens to the front & rear & has accommodation briefly comprising an entrance hall, a generous open plan lounge/dining room, kitchen, 2 double bedrooms & bathroom. Gas central heating with back boiler. Some double glazing. Private drainage. No onward chain.



HOWARD ROAD, PLYMSTOCK, PLYMOUTH PL9 7EP

ACCOMMODATION

Front door opening into an entrance vestibule.

ENTRANCE VESTIBULE

Quarry-tiled floor. Overhead electric meter. Fuse box. Doorway opening into the hallway.

HALLWAY 15'3 x 4'9 at widest point (4.65m x 1.45m at widest point)

Providing access to the accommodation. Loft hatch. Coat hooks. Built-in cupboard housing the gas meter and hot water cylinder which also has an electric immersion.

OPEN PLAN LOUNGE/DINING ROOM 27'9 into bay x 10'8 (8.46m into bay x 3.25m)

uPVC double-glazed bay window to the front with views towards Plymouth. Two chimney breasts - one housing a gas fire on a tiled hearth with back boiler behind. Timber single-glazed window to the rear elevation. Doorway opening into the kitchen.

KITCHEN 12' x 5'9 (3.66m x 1.75m)

Base and wall-mounted cabinets. Door to outside. uPVC double-glazed windows to two elevations. Space for free-standing appliances.

BEDROOM ONE 14'2 into bay x 10'9 (4.32m into bay x 3.28m)

uPVC double-glazed bay window to the front elevation. Picture rail.

BEDROOM TWO 13'2 x 9' (4.01m x 2.74m)

Timber single-glazed window to the rear overlooking the garden. Corner-sited tiled fireplace. Picture rail.

BATHROOM 6'3 x 5'6 (1.91m x 1.68m)

Bath, pedestal wash handbasin and wc. Partly-tiled walls. Obscured window to the rear elevation.

OUTSIDE

To the front there is a small garden with a lawn and shrubs and a pathway leading to the main front door. Outside light. A chipping pathway continues around the side of the bungalow through a timber gate, accessing the rear garden. The rear garden has areas laid to lawn, together with hedging and shrubs. Timber shed. Masonry shed.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

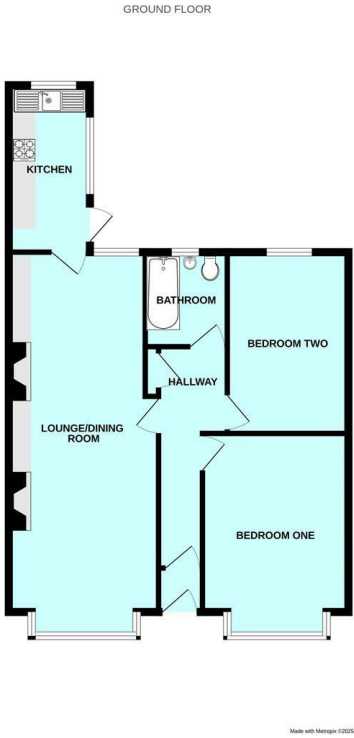
SERVICES

The property is connected mains gas, electricity and water. Private drainage.

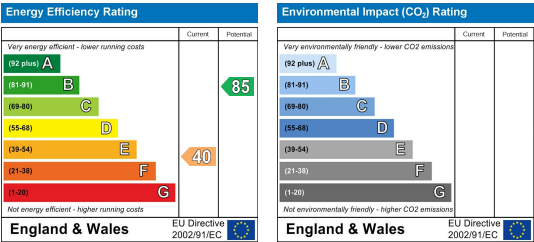
Area Map



Floor Plans



Energy Efficiency Graph



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