



12 Parade Road

West Park, Plymouth, PL5 2NS

£250,000



Superb opportunity to acquire this semi-detached house situated on a corner plot with a drive, garage and gardens to the front and rear. The rear garden enjoys a south-westerly aspect and has been landscaped. The property is being sold with vacant possession and no onward chain. The accommodation briefly comprises an entrance hall, lounge, open-plan kitchen/dining room, rear porch, first floor landing, 3 bedrooms and bathroom. Double-glazing & central heating.



12 PARADE ROAD, PLYMOUTH, PL5 2NS

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 8'11 x 7'8 (2.72m x 2.34m)

Providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs cupboards. Window with fitted blind to the front elevation.

LOUNGE 12'4 x 11'10 (3.76m x 3.61m)

A dual aspect room with 2 obscured windows to the side elevation and a bay window with fitted blinds to the front elevation. Fireplace with a polished stone inset and hearth featuring a gas fire.

KITCHEN/DINING ROOM 19'9 max x 11' (6.02m max x 3.35m)

An open-plan room running the full-width of the property. Ample space for dining table and chairs. Chimney breast with fireplace featuring a gas fire. Built-in storage to one side of the chimney breast. French doors with fitted blinds to the rear opening onto the garden. The kitchen area is fitted with a range of matching base and wall-mounted cabinets with oak fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in double oven and grill. Inset hob. Space and plumbing for washing machine. Integral fridge. Corner carousel storage unit. Over-head cupboard housing the electric meter and consumer unit. Inset ceiling spotlights. Window with a fitted blind to the side elevation. Doorway opening to the rear porch.

REAR PORCH 5'11 x 3'3 (1.80m x 0.99m)

Windows with fitted blinds to 2 elevations. Doorway leading to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 12'4 x 11'8 (3.76m x 3.56m)

Bay window with a fitted blind to the front elevation. Range of built-in wardrobes and cupboards.

BEDROOM TWO 11'9 x 11'1 (3.58m x 3.38m)

Window with a fitted blind to the rear elevation. Built-in wardrobe housing the Worcester gas boiler.

BEDROOM THREE 7'9 x 7' (2.36m x 2.13m)

Window with a fitted blind to the front elevation.

BATHROOM 7'7 x 7'7 (2.31m x 2.31m)

Comprising a bath with an electric shower over and a glass shower screen, pedestal basin and wc. Electric heated towel rail/radiator. Built-in cupboard with shelving. Wall-mounted mirror. Partly-tiled walls. Inset ceiling spotlights. Obscured window with a fitted blind to the rear elevation.

GARAGE 17'5 x 8'10 (5.31m x 2.69m)

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

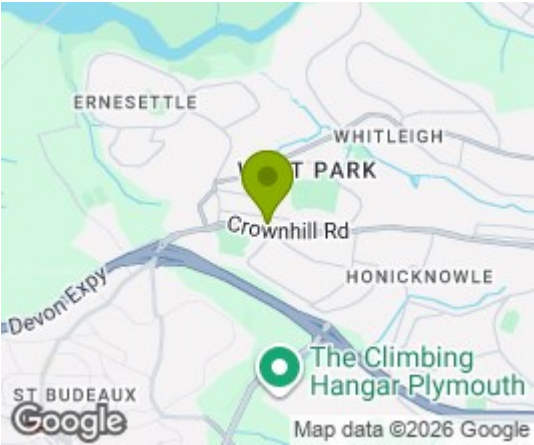
OUTSIDE

The front garden is laid to lawn and mature shrubs. There is a paved area, also leading to the main front entrance. Alongside the house is a tarmac driveway providing off-road parking and access to the garage. A timber gate opens between the house and garage and provides external access to the rear garden. The rear garden enjoys a south-westerly aspect and is mainly paved. There is a raised area laid to chippings and mature shrubs. There is also a timber shed.

COUNCIL TAX

Plymouth City Council
Council tax band B

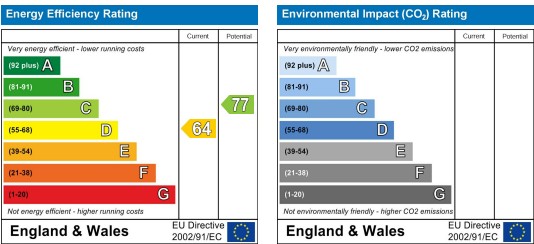
Area Map



Floor Plans



Energy Efficiency Graph



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