Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

# 41 Henry Avent Gardens

Elburton, Plymouth, PL9 8GQ

**£299,950**

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Beautifully-presented modern end-terraced house in a highly sought-after quiet position in Elburton & accommodation comprising entrance hall, downstairs cloakroom/wc, kitchen/dining room, full-width separate lounge opening onto the garden, 3 double bedrooms, family bathroom & master ensuite shower room. Double-width parking space. Enclosed rear garden. Double-glazing & central heating.

## HENRY AVENT GARDENS, ELBURTON, PL9 8GQ

### ACCOMMODATION
Front door opening into the entrance hall.

### ENTRANCE HALL
Providing access to the ground floor accommodation. Staircase ascending to the first floor.

### LOUNGE 17'5 x 9'11 (5.31m x 3.02m)
Running the full-width of the property with a window to the rear elevation and French windows opening onto the garden. Under-stairs storage cupboard.

### KITCHEN/DINING ROOM 15'3 x 9'9 (4.65m x 2.97m)
Range of cabinets with matching fascias, work surfaces and splash-backs. Stainless steel one-&-a-half single drainer sink unit. Inset 4-burner gas hob with stainless-steel splash-back and cooker hood. Built-in Zanussi double oven and grill. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for free-standing fridge-freezer. Ample space for dining table and chairs. Inset ceiling spotlights. Window with fitted blind to the front elevation. Wall-mounted Vaillant gas boiler.

### DOWNSTAIRS CLOAKROOM/WC
Fitted with a white wc and a wall-mounted basin with a tiled splash-back. Obscured window with a fitted blind to the front elevation.

### FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft access hatch. Over-stairs storage cupboard fitted with slatted shelving and an electric heater. Separate storage cupboard with fitted electric heater.

### BEDROOM ONE 10'4 x 9'9 (3.15m x 2.97m)
Window to the front elevation. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 6'8 x 4'6 (2.03m x 1.37m)
Fitted with a double-size shower with sliding glass door, wall-mounted wash handbasin and wc. Partly-tiled walls. Chrome towel rail/radiator. Inset ceiling spotlights. Shaver point.

### BEDROOM TWO 10'8 x 9'8 (3.25m x 2.95m)
Window to the rear elevation.

### BEDROOM THREE 9' x 7'5 (2.74m x 2.26m)
Window to the rear elevation.

### FAMILY BATHROOM 6'8 x 6'3 (2.03m x 1.91m)
White suite comprising bath, over-bath shower system with a glass shower screen, wall-mounted basin and wc. Partly-tiled walls. Obscured window with a fitted blind to the front elevation. Inset ceiling spotlights. Shaver point.

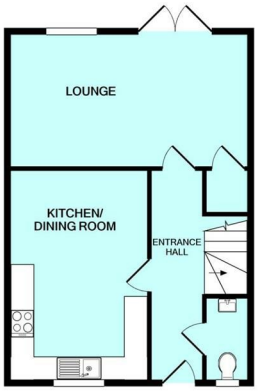
### OUTSIDE
2 paved parking spaces to the front of the property. The rear garden is laid to lawn, shrubs and flower beds with a paved patio area and matching pathway leading to a rear access gate.

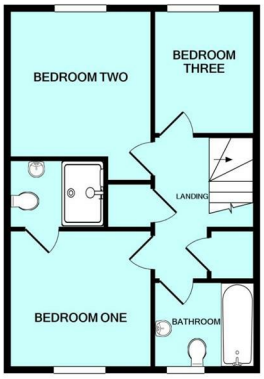
### COUNCIL TAX
Plymouth City Council
Council tax band D

### AGENT'S NOTE
There is an annual service charge of approximately £190.

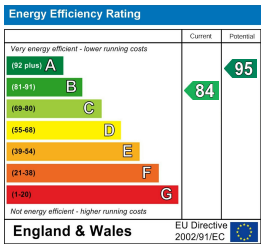
## Area Map

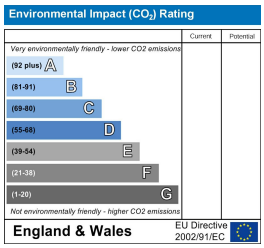
## Floor Plans




## Energy Efficiency Graph

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