



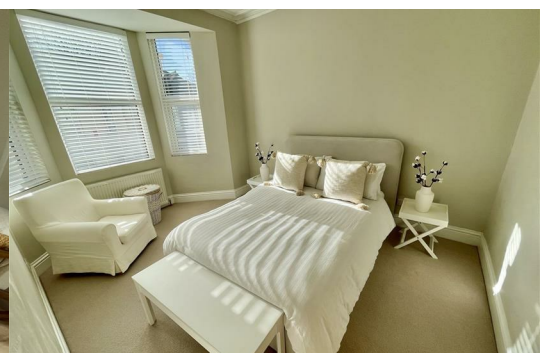
93 Knighton Road

St Jude's, Plymouth, PL4 9DA

£250,000



Period built two storey mid-terraced house which has had the benefit of major upgrading, improvement and refurbishment. Providing a superbly presented, comfortably appointed home. Finished in a contemporary style. Light and airy accommodation comprising generous size lounge with bay window and focal feature impressive fireplace, good size dining room and an impressive newly fitted integrated kitchen with a distinct wow factor. Three bedrooms and a well appointed bathroom/WC. Small frontage and walled rear courtyard garden.



KNIGHTON ROAD, ST JUDES, PLYMOUTH, PL4 9DA

LOCATION

Set in this popular, established residential area of St Judes with a nearby park and facilities and the position convenient for access into the city and close by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

Panelled front door with two double glazed lights into:

ENTRANCE LOBBY 4'2 x 3'3 (1.27m x 0.99m)

Dado rail with panelling under. Stripped pine panelled part glazed door into:

HALL

Coved ceiling with arch and corbels. Staircase with timber carved and turned newel post rises and turns to the first floor. Two useful under stairs storage cupboards, the first housing the mains gas meter, the second with mans electric meter and consumer unit.

LOUNGE/DINING ROOM 25'4 x 11'10 max (7.72m x 3.61m max)

LOUNGE 13'6 x 11'10 (4.11m x 3.61m)

uPVC double glazed bay window to the front elevation. Contemporary raised electric fire with logs. Archway openly connecting to the:

DINING ROOM 11'5 x 9'8 (3.48m x 2.95m)

Window overlooking the rear.

KITCHEN 12'6 x 10'1 (3.81m x 3.07m)

Light and airy with tall uPVC double glazed window to the rear. uPVC double glazed side door and double glazed window light. A quality new fitted integrated kitchen with work surfaces and matching up stands, under mounted sink with mixer tap. Quality integrated appliances include Hoover four ring variable size hob with extractor hood over, integrated Zanussi washing machine and Indesit dishwasher. Dual oven/grill. Upright fridge/freezer. Four downlighters. Designer radiator.

FIRST FLOOR

LANDING

High level window to the rear. Access hatch to the loft.

BEDROOM ONE 13'7 x 9'9 max (4.14m x 2.97m max)

Bay window to the front elevation. Coved ceiling.

BEDROOM TWO 11'3 x 9'8 (3.43m x 2.95m)

Window to the rear.

BEDROOM THREE/DRESSING ROOM 7'7 x 6'7 (2.31m x 2.01m)

Window to the front.

BATHROOM

Light and airy with obscure glazed window to the rear. Quality white as new suite with P shaped panelled bath with shower screen and side mixer and overhead douche spray. Extractor fan. Close coupled WC and vanity wash hand basin set into counter. Tiled floor. Cupboard housing the Worcester gas fired boiler servicing the central heating and domestic hot water.

EXTERNALLY

A small area of frontage. An L shaped courtyard garden (which will be finished), with pedestrian gate to the rear service lane.

AGENTS NOTE

Tenure - Freehold.

Council tax - Plymouth City Council - Band B.

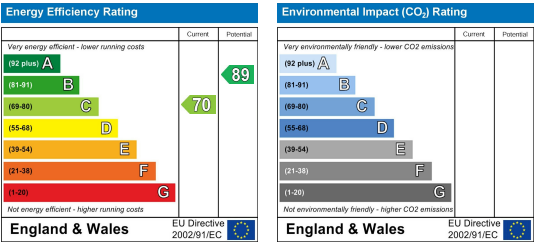
Area Map



Floor Plans



Energy Efficiency Graph



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