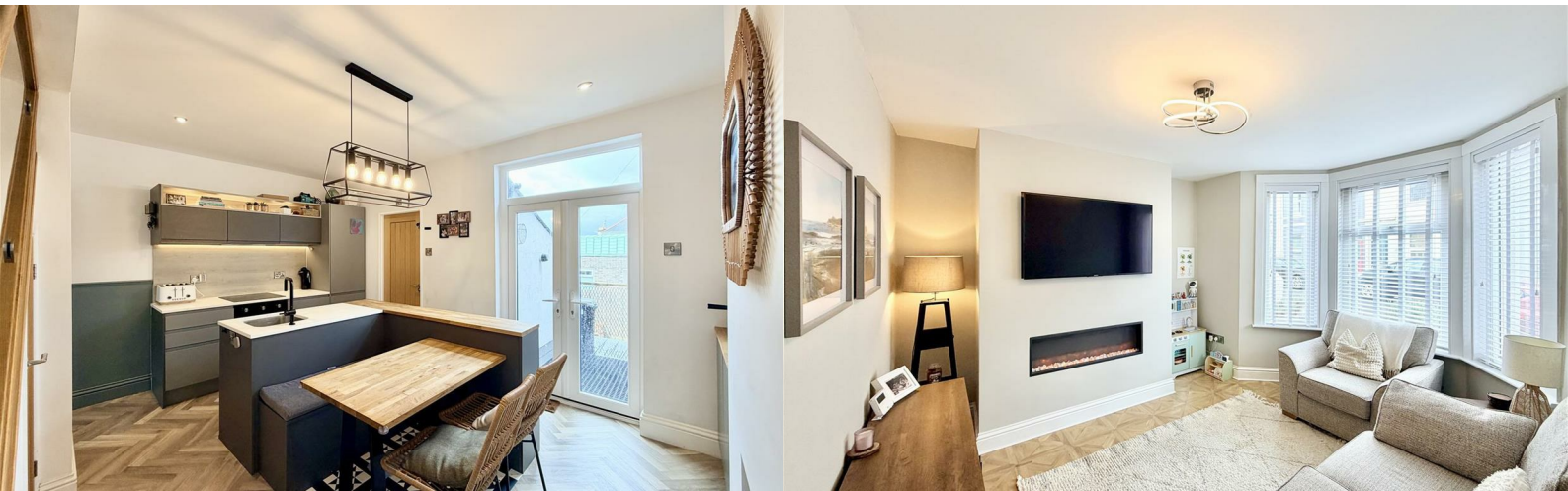




24 Rowden Street

Peverell, Plymouth, PL3 4NY

£270,000



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ROWDEN STREET, PEVERELL, PLYMOUTH, PL3 4NY

LOCATION

Found in this popular, established, residential area of Peverell with a good variety of local services & amenities to hand. There is convenient access into the city & close by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

HALL

LOUNGE

12'11 x 11'10 (3.94m x 3.61m)

Chimney breast incorporating feature electric heater.

KITCHEN/DINING ROOM

15'3 x 10'2 overall (4.65m x 3.10m overall)

French doors overlook & open to the rear. Fitted with a good range of cupboard & drawer storage. Stone effect work surfaces together with hardwood worktops. Integrated appliances include upright fridge/freezer, Cooke & Lewis 4 ring electric hob with illuminating extract hood over & Baumatic electric oven under. A central island incorporating work surfaces, under-mounted sink, seating & hardwood top table & 2 chairs. A staircase rises & turns to the first floor.

BATHROOM

8' x 6'9 (2.44m x 2.06m)

Window to the rear. Light & airing with quality white modern suite. Incorporating bath with side set waterfall tap, close coupled wc, sink with cupboard under, large tiled shower with handheld mixer & overhead douchespray. A cupboard housing the Worcester gas fired boiler servicing the central heating & domestic hot water.

FIRST FLOOR

LANDING

MASTER BEDROOM

15'3 x 13' maximum (4.65m x 3.96m maximum)

Bay window to the front. Door to;

WALK-IN WARDROBE

7'6 x 3' (2.29m x 0.91m)

Previously designed as an en-suite facility, plumbing still apparently laid on.

BEDROOM TWO

10'2 x 9'5 (3.10m x 2.87m)

Window to the rear.

BEDROOM THREE/COT ROOM

6'7 x 5'4 (2.01m x 1.63m)

Window to the rear.

EXTERNALLY

Small area of frontage. To the rear a delightful

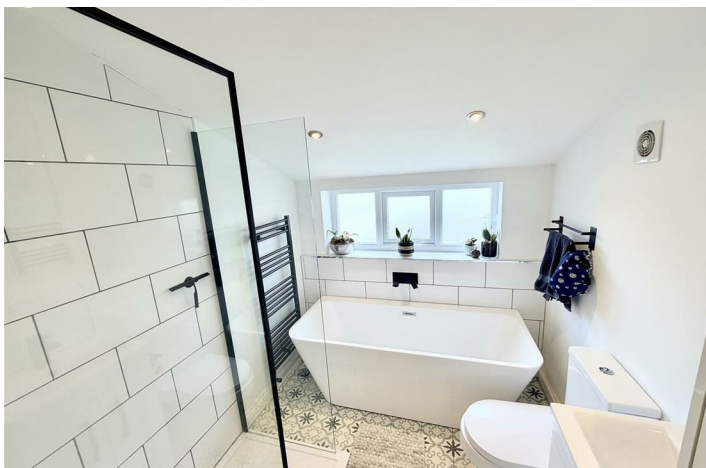
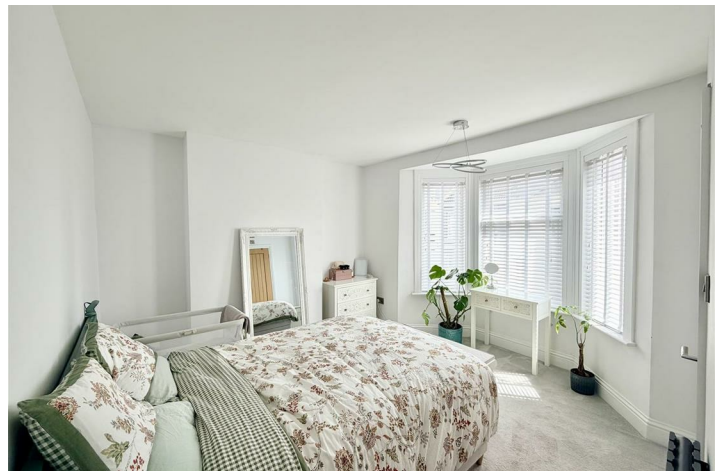
enclosed garden laid out with a composite deck & steps down to the main garden, including a decked seating terrace ideal for alfresco entertaining & a level of artificial lawn. Fence boundaries. Pedestrian gate to rear boundary.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



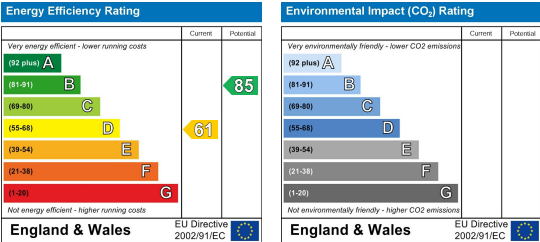
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.