



## 24 Humber Close

Plymouth, Plymouth, PL3 6SL

**Guide Price £220,000**



GUIDE PRICE £220,000 - £230,000. A well presented modern built end of terrace house which has benefited from upgrading & improvement works, including the installation of a new fitted integrated kitchen, redecoration, new carpets & a well appointed modern fitted shower room/wc. The property briefly comprises a spacious lounge/dining room, kitchen, downstairs wc, 3 bedrooms & a shower room/wc. A small low maintenance front garden & a good-sized enclosed terraced rear garden with outside storage shed. A single garage together with private parking space.



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### LOCATION

Found in this popular residential area with a number of local services & amenities found close by including a convenience store, bus stop, nearby schools & close walking distance to the woodlands/park.

### ACCOMMODATION

#### PORCH

Useful storage cupboard.

#### ENTRANCE LOBBY

#### HALL

Staircase rises & turns to the first floor. Doors to the lounge/dining room, kitchen & wc.

#### WC 5'9 x 2'10 (1.75m x 0.86m)

Wash hand basin & wc.

#### LOUNGE/DINING ROOM 20'11 x 11'9 maximum in part 9'11 (6.38m x 3.58m maximum in part 3.02m)

Fireplace with electric fire. Picture windows to both ends.

#### KITCHEN 10'8 x 10'4 maximum (3.25m x 3.15m maximum)

Window & door to the rear. Modern fitted with 1.5 bowl sink unit, integrated appliances include Beko slimline dishwasher, Hisense 4 ring gas hob with Indesit oven under & illuminated extractor hood over. Breakfast bar & serving hatch to the lounge.

### FIRST FLOOR

#### LANDING

#### AIRING CUPBOARD

Housing the Vaillant gas fired boiler servicing the central heating & domestic hot water.

#### BEDROOM ONE 12' x 11'2 (3.66m x 3.40m)

Window to the rear.

#### BEDROOM TWO 11'11 x 9'6 (3.63m x 2.90m)

Picture window to the front.

#### BEDROOM THREE 8'8 x 7'2 (2.64m x 2.18m)

Window to the rear.

#### SHOWER ROOM 8'7 x 6' (2.62m x 1.83m)

Shower, wc & wash hand basin.

### EXTERNALLY

#### PRIVATE DRIVE

#### GARAGE 16'2 x 9' (4.93m x 2.74m)

#### FRONT AREA

#### TERRACED REAR GARDEN

#### OUTSIDE SHED 7'3 x 2'7 (2.21m x 0.79m)

### COUNCIL TAX

Plymouth City Council

Council Tax Band: B

### SERVICES PLYMOUTH

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

### Area Map

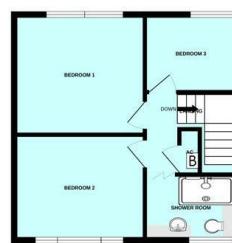


### Floor Plans

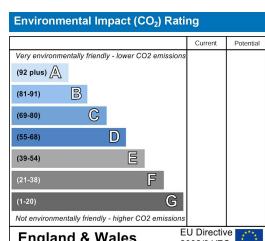
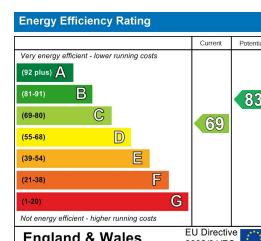
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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