



## 18 Overton Gardens

Mannamead, Plymouth, PL3 5BX

**Guide Price £240,000**



GUIDE PRICE £240,000 - £250,000. A 1960s built light & airy semi-detached house. Remodelled & upgraded, now providing a well proportioned 2 bedroom home. The ground floor comprises a spacious reception hall, potential to make a downstairs wc, large lounge/dining room, spacious modern fitted kitchen/breakfast room with appliances. At first floor level 2 double bedrooms & a shower room/wc. Off-street parking and long southerly facing rear garden. No onward chain.





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ACCOMMODATION

RECEPTION HALL 12'11 x 9'34 max (3.94m x 2.74m max)

LOUNGE/DINING ROOM 19'3 x 12'2 max (5.87m x 3.71m max)

KITCHEN/BREAKFAST ROOM 17 x 11'1 max (5.18m x 3.38m max)

Modern fitted kitchen with integrated appliances including the Zanussi gas hob with Zanussi electric oven under, hot point automatic dishwasher & Logik upright fridge/freezer. Utility cupboard housing the Hotpoint tumble-dryer & Hotpoint 9kg automatic washing machine.

FIRST FLOOR

LANDING

Useful storage cupboards & cupboard housing the gas-fired combination boiler, servicing the central heating & domestic hot water.

BEDROOM ONE 16'1 x 9'9 (4.90m x 2.97m)

BEDROOM TWO 9'9 x 9'1 (2.97m x 2.77m)

SHOWER ROOM 7'10 x 5'10 (2.39m x 1.78m)

Shower, wc & wash hand basin.

EXTERNALLY

Off-road parking space. Terraced long southerly facing rear garden.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

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

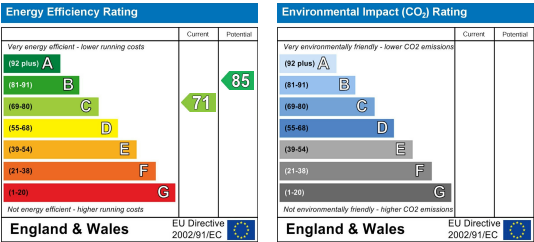
Area Map



Floor Plans



Energy Efficiency Graph



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