



## 22 Greystoke Avenue

Eggbuckland, Plymouth, PL6 5UL

**Offers Over £200,000**



A well presented mid terrace home with a good size south facing garden to the rear. The accommodation comprises entrance hall, dual aspect lounge, kitchen/diner, two bedrooms, study/dressing room and a family bathroom. There is a front and enclosed rear garden perfect for entertaining in.





GREYSTOKE AVENUE, EGGBUCKLAND, PLYMOUTH, PL6 5UL

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door with obscured glazed windows either side opens up into the entrance hall.

ENTRANCE HALL 7'11" x 3'10" (2.42 x 1.19)

Wood effect laminate flooring. Staircase rising to the first floor landing. Doorway to the lounge. Wooden door with obscured glazed panels opens up into the kitchen/diner.

LOUNGE 15'10" x 10'7" (4.85 x 3.23)

A dual aspect room with uPVC double-glazed window to the front & a uPVC double-glazed bay window to the rear overlooking the garden. Ceiling spotlights.

KITCHEN/DINER 15'8" narrowing to 5'2" x 13'10" narrowing to 10'5" (4.79 narrowing to 1.6 x 4.22 narrowing to 3.18)

Attractive matching base & wall mounted units to include integrated oven, space for an upright fridge/freezer, space for a washing machine & a dishwasher. Roll edge laminate work surfaces have inset 4 ring gas hob with a filter hood over. Wall mounted Glow-worm combination boiler concealed in unit. Tiled splash-back. Dual aspect with a uPVC double-glazed window to the front & one to rear. Tiled floor. Door to under-stairs storage cupboard. uPVC double-glazed French doors open up out to the garden.

FIRST FLOOR LANDING 6'3" x 5'5" (1.92 x 1.66)

Access hatch to roof void. uPVC double-glazed window to the rear overlooking the garden. Door to a shelved cupboard, bedroom, study/dressing room & bathroom.

BEDROOM ONE 10'6" x 9'10" (3.22 x 3.01)

uPVC double-glazed window to the front. Ceiling spotlights. Decorative cladding to feature wall. Wardrobe with hanging rail & shelving.

STUDY/DRESSING ROOM 10'7" x 7'2" (3.24 x 2.2)

uPVC double-glazed window to the rear overlooking the garden. Ceiling spotlights. Doorway opens up to the bedroom.

BEDROOM TWO 8'4" x 10'8" (2.56 x 3.26)

Ceiling spotlights. uPVC double-glazed window to the front.

OUTSIDE

The property is approached via a wrought iron gate which gives access to a path leading down to the front door which is bordered on both sides by terraces of garden laid to stone chippings & mulch with inset shrubs & plants. A hardstand bin area.

GARDEN

To the rear a south-facing garden which has a large decked seating area with outside tap, section of mulch chippings to one side. Steps lead down to a patio seating area where currently stands a garden shed. A couple steps then lead down to the main garden laid to lawn.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

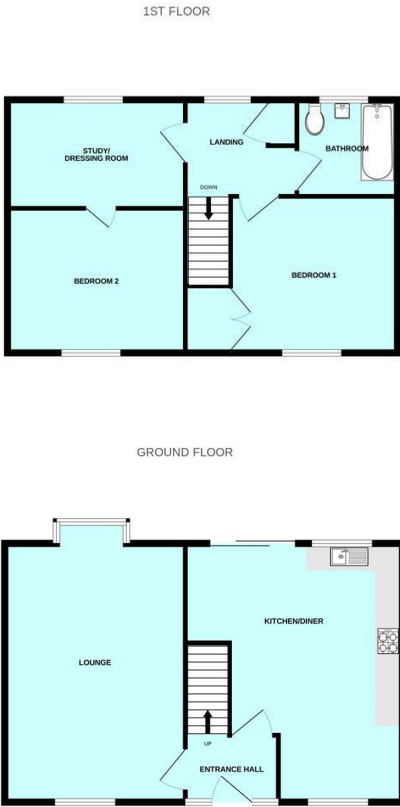
SERVICES

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

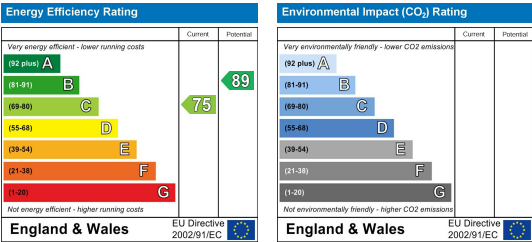
Area Map



Floor Plans



Energy Efficiency Graph



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