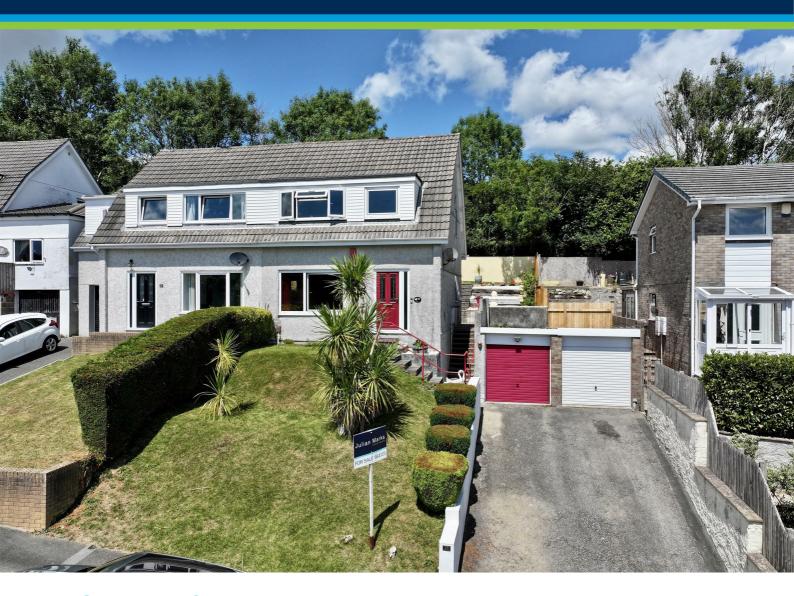
Julian Marks | PEOPLE, PASSION AND SERVICE



23 Chilton Close

Eggbuckland, Plymouth, PL6 5SP

£300,000









A modern semi-detached house built 50 years ago providing well proportioned light & airy accommodation. The ground floor comprises hall, spacious through lounge/dining room with sun room/conservatory to the rear & modern fitted integrated kitchen. At first floor level 3 bedrooms & a family bathroom/wc. Off-street parking on private drive & within a garage. Terraced gardens to the front & good-sized enclosed to the rear. No onward chain.



CHILTON CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5SP

LOCATION

Found in this prime, established, residential area of Eggbuckland with a good variety of local services & amenities nearby. The position convenient for access into the city & nearby connection to major routes in other directions.

ACCOMMODATION

Part double-glazed front door with adjoining window opens into the hall.

HALL

Staircase with hardwood detailing.

LOUNGE/DINING ROOM 23'8 x 12' max, in part 9'4 (7.21m x 3.66m max, in part 2.84m)

A generous-sized through lounge/dining room with picture window to the front & long views. From the dining room into the rear set sun room/conservatory/office. Hardwood flooring.

SUN ROOM/CONSERVATORY/OFFICE 10'1 x 5'9 (3.07m x 1.75m)

Two windows to the rear. Door to back garden.

KITCHEN 10'10 x 9'1 (3.30m x 2.77m)

Quality fitted integrated kitchen with granite work surfaces. A range of cupboard & drawer storage. Integrated appliances including tall fridge, Neff oven & microwave, Neff washing machine, dishwasher & Neff induction Schott Ceran 4 ring hob with extractor over.

FIRST FLOOR

LANDING

At first floor level a landing with window to the side gives access to 3 good-sized bedrooms & an airing cupboard housing the Worcester Bosch gas fired boiler which is around 3 years old & annually serviced.

BEDROOM ONE 11'1 x 10'6 (3.38m x 3.20m)

Range of quality fitted integrated furniture.

BEDROOM TWO 10'4 x 9'6 (3.15m x 2.90m)

Built-in wardrobes, 2' deep.

BEDROOM THREE 8' x 7'9 (2.44m x 2.36m)

Two built-in beds & storage cupnoard.

FAMILY BATHROOM 8'9 x 5'6 (2.67m x 1.68m)

Well appointed family bathroom with bath, wc, wash hand basin & corner shower.

EXTERNALLY

PRIVATE DRIVE

GARAGE

TERRACED FRONT GARDEN

ENCLOSED TERRACED REAR GARDEN

Wide patio, lawn & garden shed.

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

SERVICES PLYMOUTH

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

Area Map



Floor Plans

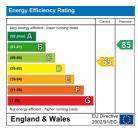
ROUND FLOOR



15T FLOOR



Energy Efficiency Graph



Environmental Impact (CO₂) Rating

Very environmentally fraudy - bowr CO2 emissions
(V2 plws) (A)
(V3 plws) (A)
(V4-91) (B)
(V4-91

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 firms employment has the authority to make or give any representation or warranty in respect of the property.