



43 Hollycroft Road

Higher Compton, Plymouth, PL3 6PR

£325,000



Located within Higher Compton, a popular residential area, this well presented semi-detached family home is being sold with no onward chain. The accommodation comprises an entrance hall, lounge, dining room & kitchen on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. There is a well kept front & enclosed rear garden, perfect for entertaining in.



HOLLYCROFT ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6PR

ACCOMMODATION

Entrance via an obscured uPVC double-glazed door with obscured double-glazed window to one side, which opens into the entrance hall.

ENTRANCE HALL 11'5" x 5'10" (3.48m x 1.8m)

Staircase rising to the first floor landing. Under-stairs storage cupboard. Doors leading to the lounge & kitchen.

LOUNGE 14'7" x 11'3" maximum (4.47m x 3.45m maximum)

Feature fireplace with stone hearth mantle & surround, living flame gas fire. uPVC double-glazed window to the front. Curved arch opens into the dining room.

DINING ROOM 9'9" x 10'11" (2.99m x 3.35m)

Ample space for a table with sliding uPVC double-glazed door which opens out to the rear garden.

KITCHEN 11'5" x 7'3" (3.49m x 2.23m)

Attractive matching base & wall mounted units to include a fitted twin oven & integrated microwave. Spaces concealed in units for an upright fridge/freezer, dishwasher & washing machine. Roll edge laminate work surfaces have inset 4 ring hob & 1.5 bowl sink unit with mixer tap. Tiled splash-back. Wall mounted Valliant boiler concealed in unit. uPVC double-glazed window to the side. uPVC double-glazed window to the rear. uPVC double-glazed door opens out to the rear garden.

FIRST FLOOR LANDING 8'5" x 7'9" (2.59m x 2.37m)

Access hatch to roof void. Doors leading to the bedrooms, bathroom & airing cupboard which is part-shelved, houses a hot water cylinder.

BEDROOM ONE 13'10" x 10'7" (4.23m x 3.24m)

uPVC double-glazed window to the front. To include an array of fitted bedroom furniture with 3 wardrobes, bedside cabinets, chest of drawers & vanity desk.

BEDROOM TWO 9'6" x 9'5" plus wardrobes (2.9m x 2.88m plus wardrobes)

Fitted wardrobes running along one wall with hanging rail, shelving with mirrored doors. Fitted storage units to another wall incorporating a study desk.

BEDROOM THREE 10'7" x 6'7" maximum (3.23m x 2.03m maximum)

Door to a storage cupboard above where the stairwell rises with shelving & hanging rail. uPVC double-glazed window to the front.

BATHROOM 7'9" x 6'3" (2.37m x 1.92m)

Matching suite of panelled bath with electric Tritan shower over, pedestal wash hand basin & close coupled wc. Tiled walls. Wood effect laminate flooring. Two obscured uPVC double-glazed windows to the rear. Heated towel rail.

OUTSIDE

The property is approached via a brick paved drive which allows off-road parking to the fore of the single garage. A couple of steps lead down to a path leading to the front door. A gate gives access to the rear garden. The main front garden is laid to a rockery with an array of inset shrubs & plants. To the rear a well kept garden which has a composite decked seating area & further paved patio to the side. A couple of steps lead down to the main garden which is laid to lawn. A drystone wall to the rear. An array of inset shrubs & plants dispersed through the garden.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

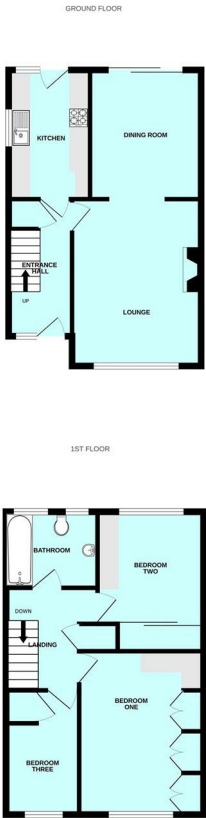
SERVICES

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

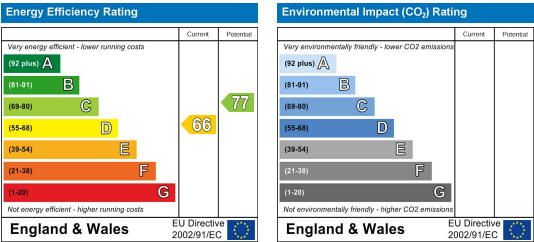
Area Map



Floor Plans



Energy Efficiency Graph



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.