Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

93 Dryburgh Crescent

Ham, Plymouth, PL2 2NX

£190,000

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An end-terraced property located in Ham which is being sold vacant with no onward chain. The property briefly comprises a porch, lounge, kitchen/diner, porch/utility, cloakroom, 3 bedrooms & a bathroom. There is a front & an enclosed rear garden with the benefit of an area of hardstand providing off-road parking for 1 vehicle.

DRYBURGH CRESCENT, HAM, PLYMOUTH, PL2 2NX

ACCOMMODATION
Entrance via an obscured uPVC double-glazed door which opens into the porch.

PORCH 6'9" x 2'9" (2.07m x 0.85m)
uPVC double-glazed windows to the front & side. Decorative tile vinyl flooring. Wooden door with obscured glazed panels opens into the lounge.

LOUNGE 20'10" x 12'0" (6.37m x 3.68m)
Staircase rising to the first floor landing with under-stairs storage cupboard. uPVC double-glazed window to the front. Room opens into the kitchen/diner.

KITCHEN/DINER 20'10" x 8'7" (6.37m x 2.62m)
Open-plan area. Matching base & wall mounted units to include fitted twin oven. Space for a fridge/freezer. Roll edge laminate work surface has inset AEG induction hob with filter hood over. Tiled splash-backs. Stainless steel sink unit with single drainer. uPVC double-glazed window to the rear. uPVC double-glazed French doors open to the rear garden. Ample space for dining table. Wall mounted Daikin air conditioning unit. Grey wood effect vinyl flooring. Wooden door with obscured glazed panels opens to the porch/utility.

PORCH/UTILITY 17'9" x 4'0" (5.42m x 1.24m)
Plumbing for a washing machine. Space for tumble-dryer. Wooden obscured glazed window to the side. Further two single-glazed wooden windows to the side. Wooden door with obscured glazed panels opens to the side access. Power & lighting available. Door opens to the cloakroom.

CLOAKROOM 4'0" x 2'11" (1.23m x 0.89m)
Close coupled wc with wash hand basin inset into the cistern. Obscured single-glazed window to the side.

FIRST FLOOR LANDING
Access hatch to roof void. uPVC double-glazed window to the side. Doors leading to the bedrooms & bathroom.

BEDROOM ONE 12'2" x 12'0" (3.71m x 3.68m)
Wall mounted electric heater. uPVC double-glazed window to the front.

BEDROOM TWO 13'6" x 8'7" (4.13m x 2.63m)
Wall mounted electric heater. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 9'2" x 8'7" maximum (2.81m x 2.64m maximum)
Wall mounted electric heater. uPVC double-glazed window to the front. Restricted floor space where the stairwell rises.

BATHROOM 7'0" x 5'7" (2.14m x 1.71m)
White suite consisting of panelled bath with electric Triton shower over, bi-fold shower screen, pedestal wash hand basin & close coupled wc. Part-tiled walls. Grey wood effect vinyl flooring. Obscured uPVC double-glazed window to the rear.

OUTSIDE
The property is approached via a wrought iron gate which gives access to a path, leading to the front door & runs around the property to a wooden gate, which gives access to the rear garden. The main front garden is laid to lawn & a hard-stand allowing off-road parking for 1 vehicle.

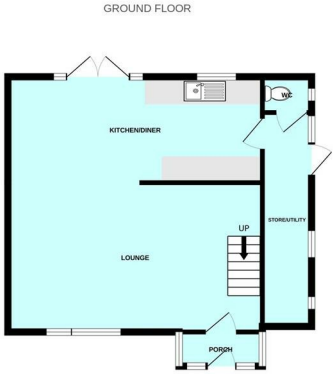
GARDEN
To the rear an enclosed garden which has a paved patio section on the lower terrace. Steps lead up to the main sections of garden which are lawned with wood panelled fencing.

COUNCIL TAX
Plymouth City Council
Council Tax Band: A

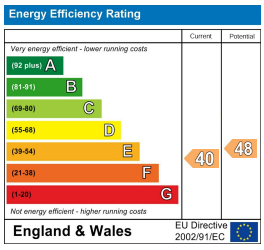
SERVICES
The property is connected to all the mains services: electricity, water and drainage. The property had solar panels fitted in 2011 & are leased. The occupier getting free electricity where possible.

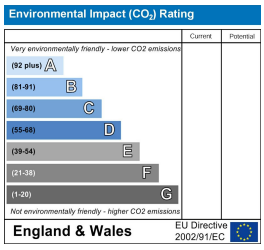
Area Map

Floor Plans



Energy Efficiency Graph





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