



## 2 Cuffe Road

Milehouse, Plymouth, PL3 4HR

**£300,000**



A lovely semi-detached family home in Milehouse with off-road parking for a couple of vehicles & a detached garage. The accommodation comprises entrance hall, lounge, dining room, kitchen, rear hallway, cloakroom on the ground floor. There are 3 bedrooms, a bathroom & separate wc on the first floor. There are front & enclosed rear gardens. No onward chain.



## CUFFE ROAD, MILEHOUSE, PLYMOUTH, PL3 4HR

### ACCOMMODATION

Entrance via a uPVC double-glazed door which opens up into the entrance hall.

#### ENTRANCE HALL 14'6" x 5'11" (4.43 x 1.81)

Staircase rising to the first floor landing with under-stairs storage cupboards. Doors leading to kitchen, dining room & lounge. uPVC double-glazed window to the side.

#### LOUNGE 11'11" x 10'11" plus the bay (3.65 x 3.35 plus the bay)

Feature fireplace with wooden mantle & surround, inset electric fan fire. uPVC double-glazed bay window to the front. Archway opens into the dining room.

#### DINING ROOM 12'9" x 10'11" (3.9 x 3.34)

Aluminium double-glazed door opens to rear patio.

#### KITCHEN 9'8" x 6'10" (2.97 x 2.09)

Matching base & wall mounted units to include space for cooker, integrated fridge & freezer, space for washing machine. Roll edge laminate work surface has inset 1.5 bowl stainless steel sink unit. Part-tiled walls. uPVC double-glazed window to side. Vinyl flooring. Wooden door with obscured glazed panels opens to the inner hallway.

#### INNER HALLWAY 4'10" x 3'5" (1.48 x 1.05)

Vinyl flooring. Wooden obscured single-glazed door opens to the garden. Door to the shower room.

#### SHOWER ROOM 8'3" x 2'11" (2.53 x 0.91)

Matching suite of close coupled wc with hidden cistern, wash hand basin inset into white high gloss vanity storage cupboards below. Chrome heated towel rail. Shower cubical with electric shower. Wall mounted Ideal Logic boiler. Obscured uPVC double-glazed window to the rear.

#### FIRST FLOOR LANDING 11'6" x 7'5" max (3.53 x 2.28 max)

Obscured uPVC double-glazed window to the side. Doors leading to bedrooms, bathroom & separate wc.

#### BEDROOM ONE 11'11" x 10'11" plus the bay (3.65 x 3.34 plus the bay)

uPVC double-glazed bay window to the front.

#### BEDROOM TWO 12'8" x 9'6" (3.88 x 2.91)

Fitted wardrobes to both chimney breast recesses with overhead storage units. uPVC double-glazed window to the rear overlooking the garden.

#### BEDROOM THREE 14'7" x 7'3" to include some restrictive head height (4.46 x 2.22 to include some restrictive head height)

uPVC double-glazed window to side. Door to a shelved storage cupboard.

#### BATHROOM 5'11" x 5'5" (1.81 x 1.67)

Matching suite of corner bath with fitted shower attachment. Pedestal wash hand basin. Tiled walls. Obscured uPVC double-glazed window to the front. Access hatch to roof void.

#### WC 4'1" x 2'6" (1.27 x 0.78)

Close coupled wc. Obscured uPVC double-glazed window to the side.

### OUTSIDE

The property is approached via pedestrian wrought iron gate which gives access to a path leading to the front door, bordered on one side by a section of lawn which has inset shrubs & plants. A path runs alongside the property to an access gate opening to the rear garden. Twin wrought iron gates open to a brick paved driveway allowing off-road parking for 2 vehicles.

#### GARAGE 15'3" x 11'11" (4.67 x 3.64)

Bi-folding door to front. Single-glazed window to the side. Light & power available.

### GARDEN

To the rear an enclosed garden which consists of a paved patio seating area, section of lawn where there stands a shed to one corner.

### 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.

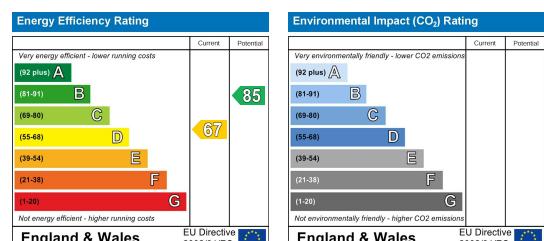
## Area Map



## Floor Plans



## Energy Efficiency Graph



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