Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



30 Briardale Road

North Prospect, Plymouth, PL2 2LE

£220,000

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GUIDE PRICE £220,000 - £230,000. A well-presented, upgraded end-terraced house, built circa 2020 & owned from new. The bright, spacious accommodation comprises an entrance hall, front lounge, downstairs wc & a modern open-plan kitchen/dining room with integrated appliances. Upstairs are 2 generous sized double bedrooms, a storage cupboard & a well-appointed family bathroom. Outside, there is private parking, stepped/ramped access to the front & a shared pathway leading to a professionally landscaped rear garden with decking, patio & a useful garden shed.







BRIARDALE ROAD, NORTH PROSPECT, PLYMOUTH, PL2 2LE

GUIDE PRICE £220,000 - £230,000

SUMMARY

A most well presented property circa 2020 end-terraced house which has been owned since new. Upgraded & improved, particularly with a landscaped back garden. A well proportioned light & airy accommodation. On the ground floor, a hall, a good sized front-set lounge, an inner hall with downstairs wc & across the rear, spacious open plan modern fitted kitchen/dining room with cupboard & drawer storage, a cupboard housing the Valiant gas fired boiler servicing the central heating & domestic hot water & integrated appliances. At 1st floor level, a landing with a useful storage cupboard & doors leading off to 2 generous sized double bedrooms to the front & rear & a well appointed family bathroom/wc.
The property has the benefit of a private parking space close-by at the front, a stepped & ramped access to the front door. A wide shared access pathway leads through to the rear. Here, a delightful & professionally landscaped back garden, a useful service garden shed. Decking & patio.

LOCATION

Found in this popular established residential area of North Prospect with a good variety of local services & amenities to hand. There is convenient access into the city & close-by connections to major routes in other directions.

GROUND FLOOR

Door into:

HALL

Staircase rises to the 1st floor. Door into:

LOUNGE 12'4 x 12'2 maximum (3.76m x 3.71m maximum)

Window to the front.

INNER HALL 5'11 x 3'11 (1.80m x 1.19m)

Door to the wc & door into:

KITCHEN/DINING ROOM 15'6 x 9'3 maximum (4.72m x 2.82m maximum)

Window in the kitchen. French doors overlook & open to the rear garden. Fitted integrated modern kitchen with work surfaces. Inset 1.5 bowl sink unit. Cupboard housing the Valiant Eco FIT gas fired boiler servicing the central heating & domestic hot water. Candy dishwasher. Zanussi 4 ring gas hob with illuminated extractor hood over. Zanussi electric oven.

FIRST FLOOR

LANDING 7'5 x 6'7 (2.26m x 2.01m)

Storage cupboard. 3 doors off to:

BEDROOM ONE 15'7 x 9'3 (4.75m x 2.82m)

2 windows overlooking the rear garden.

BEDROOM TWO 15'7 x 9'2 (4.75m x 2.79m)

2 windows to the front. Built-in wardrobe.

BATHROOM 7'10 x 6'6 maximum (2.39m x 1.98m maximum)

Window to the side. Quality white modern suite. Bath with mixer tap & thermostatic shower mixer over. Glazed shower screen. Wc. Pedestal wash-hand basin.

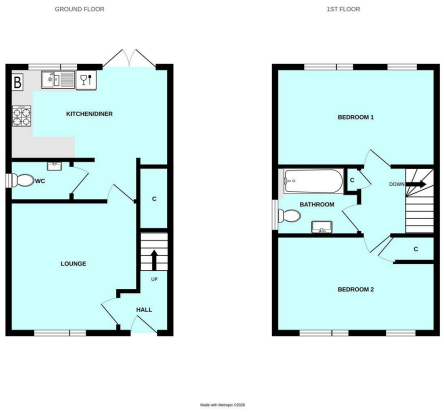
EXTERNALLY

Parking space close by. Shared wide access corridor to the rear. Delightful, landscaped low maintenance & enclosed back garden.

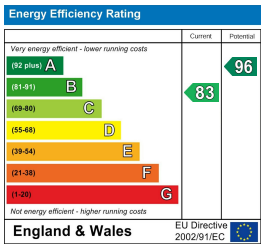
Area Map

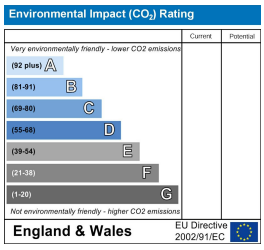


Floor Plans



Energy Efficiency Graph





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