



19 Kirkstall Close

Ham, Plymouth, PL2 2SD

£175,000



A beautifully presented mid terrace family home located in a cul-de-sac position with off-road parking to the fore. The accommodation comprises an entrance hall, modern kitchen, open-plan lounge/diner, 2 bedrooms & a bathroom. The property has double-glazing, air source heat pump & solar panels which are owned by the vendor. An enclosed rear garden provides a lovely space to entertain in.



KIRKSTALL CLOSE, HAM, PLYMOUTH, PL2 2SD

ACCOMMODATION

ENTRANCE 11'7" x 5'8" (3.54 x 1.73m)

Entrance via uPVC obscured double-glazed door opening up into the entrance hall. Staircase rising to the first floor landing. Understairs storage cupboard. Door opening up into the lounge/diner. Doorway opening up into the kitchen.

KITCHEN 11'7" x 5'10" (3.55m x 1.78m)

Matching base & wall-mounted units to include spaces for an oven, washing machine, dishwasher & an upright fridge/freezer. Roll-edge laminate work surfaces have inset sink unit with mixer tap. Black brick-style splash-back. uPVC double-glazed window to front. Grey wood-effect laminate wood flooring.

LOUNGE/DINER 13'0" x 11'9" (3.98m x 3.59m)

Ample space for a dining table & sofas. Covings. Obscured uPVC double-glazed door opening up into the rear garden. uPVC double-glazed window to rear.

FIRST FLOOR LANDING

Access hatch to roof void. Doors leading into both bedrooms & bathroom.

BEDROOM ONE 11'9" x 8'10" (3.59m x 2.7m)

uPVC double-glazed window to rear. Covings.

BEDROOM TWO 9'2" (narrowing to 4'1") x 11'8" (narrowing to 8'5" (2.81m (narrowing to 1.26m) x 3.58m (narrowing to 2)

2 uPVC double-glazed windows to front. Fitted wardrobe above where stairwell rises. L-shaped room with perfect recess for a wardrobe.

BATHROOM 6'3" x 5'4" (1.92m x 1.65m)

Matching suite of panel bath with electric Triton shower over. Pedestal wash-hand basin. Close coupled wc. Chrome heated towel rail. Part-tiled walls. Extractor fan. Grey wood-effect vinyl flooring.

EXTERNALLY

Property is approached via a concrete path which leads to the front door. Bordered on 1 side by a hardstand of gravel chippings allowing off-road parking for 1 vehicle. To the rear there is an enclosed garden with a decked seating area. Steps leading to weather stands. Section of garden is laid with astroturf.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES PLYMOUTH

The property has solar panels owned by the vendor & air source heat pump.

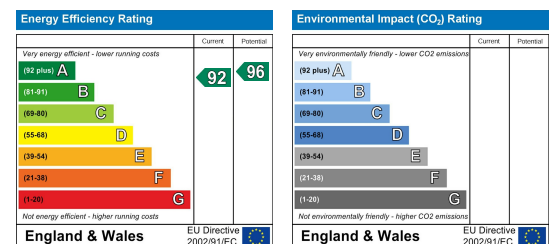
Area Map



Floor Plans



Energy Efficiency Graph



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